

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real
 San Bruno, CA 94066
 Voice: (650) 616-7074
 Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
 Mark Sullivan, AICP, *Housing and Redevelopment Manager*
 Aaron Akin, AICP, *Planning Manager*
 Beilin Yu, *Associate Planner*
 Tony Rozzi, *Assistant Planner*
 Lisa Costa Sanders, *Contract Planner*
 Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
 Rick Biasotti, *Vice-Chair*
 Mary Lou Johnson
 Bob Marshall, Jr.
 Perry Petersen
 Kevin Chase
 Joe Sammut

ARCHITECTURAL REVIEW COMMITTEE MEETING

TO: Rick Biasotti
 Joe Sammut
 Perry Petersen
] Architectural Review Committee

FROM: Tambri Heyden, Community Development Director

The Architectural Review Committee will meet **Thursday, June 15, 2006, at 6:00 P.M. in Conference Room 101 at 567 El Camino Real, San Bruno, CA.** Applicants, designers, developers, and property owners are invited to attend. Please wait in the lobby until your case is called. The following items will be discussed:

* – A complete staff report will be prepared for this item when it goes before the Planning Commission for review.

1.	100 Skycrest Center (AR-06-02) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> C-N (Neighborhood Commercial)	Request for an Architectural Review Permit for a new façade and signage at the Lunardi's Market at 100 Skycrest Center per Chapter 12.108 of the San Bruno Zoning Ordinance. Sutti Associates (Applicant) and Willow Green Associates (Owner). (AR-06-002) *Staff is requesting this item be continued to a latter Architectural Review Committee Hearing
2.	*240 Santa Inez Avenue (UP-06-14, V-06-01) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2 (Low-Density Residential)	Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% and a Variance to allow construction to continue along an existing 2'-0" side setback per Sections 12.200.030.B.1 and 12.124.010 of the San Bruno Zoning Ordinance. John Surdilla (Applicant), Eddie and Diane Colon (Owners). UP-06-014, V06-001

3.	<p>*1860 Monterey Drive (UP-06-16)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow the construction of an addition to an existing residence, which increases the gross floor area by more than 50%, and proposes a floor area greater than 2,800 square feet, while only providing a two-car garage per Sections 12.200.030.B.1, and 12.200.080.A.3 of the San Bruno Zoning Ordinance. Mario Lopez. (Applicant/Owner). UP-06-16</p>
4.	<p>*1850 Monterey Drive (UP-06-15)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	<p>Request for a Use Permit to allow the construction of an addition to an existing residence, which increases the gross floor area by more than 50%, and proposes a floor area greater than 2,800 square feet, while only providing a two-car garage per Sections 12.200.030.B.1, and 12.200.080.A.3 of the San Bruno Zoning Ordinance. Andrew and Carol DeGraca. (Applicant/Owners). UP-06-15</p>

Note: If you challenge the above actions in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Architectural Review Committee at, or prior to, the public hearing.



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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 1
June 15, 2006**

PROJECT LOCATION

1. Address: 100 Skycrest Center
2. Assessor's Parcel No: 019-281-010
3. Zoning District: C-N (Neighborhood Commercial District)
4. General Plan Classification: Neighborhood Commercial

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans, and Elevations
C: Photos

REQUEST

Request for an Architectural Review Permit for a new façade and signage at the Lunardi's Market at 100 Skycrest Center per Chapter 12.108 of the San Bruno Zoning Ordinance. Sutti Associates (Applicant) and Willow Green Associates (Owner). (**AR-06-002**)

RECOMMENDATION

Staff recommends that the Architectural Review Committee **continue** Architectural Review Permit 06-002 to a later Architectural Review Committee hearing. Staff is requesting additional time to negotiate landscaping requirements and Conditions of Approval.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

As part of a Mitigated Negative Declaration for Development of the Skycrest Homes subdivision, Environment Review Consultant LSA found that the proposed additional parking spaces for the Lunardi's Markets site would cause no impact. The City of San Bruno Planning Commission approved these findings in Resolution No. 2005-04 on July 19, 2005.



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**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 2
June 15, 2006**

PROJECT LOCATION

1. Address: 240 Santa Inez Avenue
2. Assessor's Parcel No: 021-183-130
3. Zoning District: R-2 (Low-Density Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations
C: Photos

REQUEST

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% and a Variance to allow construction to continue along an existing 2'-0" side setback per Sections 12.200.030.B.1 and 12.124.010 of the San Bruno Zoning Ordinance. John Surdilla (Applicant), Eddie and Diane Colon (Owners). **UP-06-014, V06-001**

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward Use Permit 06-014 to the Planning Commission with a positive recommendation subject to the suggested revisions and deny Variance 06-001 based on Findings of Fact 7-8.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the east end of Santa Inez Avenue, between San Benito Avenue and Santa Clara Avenue. This is a rectangular-shaped lot, slightly narrowing to the rear with a total size of 3,737 square feet. The property is currently developed with a two bedroom and one bath, 881 square foot single story residence with a 167 square foot detached one-car garage.

SURROUNDING LAND USES

North: San Benito Avenue - R-2 Zone, low density residential
 South: Santa Clara - R-2 Zone, low density residential
 East: San Antonio Avenue - R-2 Zone, low density residential
 West: San Anselmo Avenue - R-2 Zone, low density residential

PROJECT INFORMATION

The proposed project includes a rear extension and a new second floor, with significant new architectural detail to the front of the home.

The first floor addition and remodel will move the sleeping quarters to the new second floor and expand the living, dining and family room areas. The existing front bedroom will become a foyer and stairway to the new second level.

The second floor addition will contain two bedrooms, one bathroom and a master suite with private bath. A small office is proposed adjacent to the new stairway and entry foyer, which is open to the second floor within the proposed turret. The second floor will be built on the existing right side setback and extend along it, which is currently at 2'-0".

If approved and constructed this would be a 3-bedroom, 2-bathroom home, with 1,866 square feet of living area and a new detached 440 square foot garage. Project details are shown in the following table:

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-2, Low Density Res.	R-2, Low Density Res.	Same
Lot Area		Min. 5,000 3,737 existing and 4,185 adjusted*	3,737 4,185 adjusted	Same
Lot Coverage		Max. 2,302	1,048	1,483
Lot Coverage %		55%	25%	35%
Gross Floor Area		Max. 2,302	1,048*	2,306*
Floor Area Ratio		0.55	0.25	0.55
Building Setbacks	Front	Min. 15'	13'-11"	11'-5"
	Rear	Min. 10'	46"-11"	39'-11"
	West Side	Min. 3.7'	2'-0"	2'-0"
	East Side	Min. 3.7'	9'-8"	9'-8"
Building Height		Max. 28'	11'-3"	25'-10"
Covered Parking		2 covered spaces	1 covered space	2 covered spaces

* Notes:

- Lot area size is 3,737 and was multiplied by a factor of 1.12 to provide adjusted Lot Area
- Gross Floor Area includes garage area
- On any substandard lot which qualifies as a building site, the width of each side yard may be reduced to ten percent (10%) of the width of such parcel, but in no case less than 3 feet.

Square Footage Breakdown:

	First floor	Second Floor	Garage	Total
Existing	881	-	167*	1,048
Proposed	96	889	440	1,425
Total	977	889	440	2,306

* Notes:

- Existing garage to be demolished

ANALYSIS AND RECOMMENDATION

This home proposal requires both a Use Permit and a Variance approval. The Use Permit application is required because the home will be expanding by more than 50% of the existing floor area and the Variance approval is required to allow the applicant to horizontally extend an existing 2'-0" side setback.

Staff had one meeting with the applicant prior to submittal in order to advise on both the proposed architectural feature at the front of the home and the expansion along an existing 2'-0" right side setback. No complete plans were available for review at the time of meeting to advise on other aspects of the proposal.

Use Permit 06-014

The applicant has designed the home to meet all residential addition guidelines except for the expansion of more than 50% (The proposed expansion is more than 120%). Despite the relatively smaller size of the lot (common in this neighborhood), a new two-car garage, new 2nd floor and a 1st floor expansion has been proposed without exceeding the lot coverage or floor area ratio. Additionally, the applicant has proposed a new two-car garage given the new living area would exceed the City's expanding parking guidelines by 61 square feet.

Architecturally, the applicant has proposed a two-story "Spanish revival" style home with a 25'-10" tall open turret at the front of the home, which encroaches into the front setback. The zoning ordinance allows for any architectural feature to encroach up to 6'-0" into the front setback, allowing a minimum front setback of 9'-0" in the case of this property. Currently, the proposed turret encroaches only 3'-7" into the front setback and the proposed front home setback would be 11'-5". Staff supports this design because the turret remains open from floor to ceiling and does not actually count towards floor area. In this case, it can truly be considered an architectural feature. Additionally, though the design is atypical in this neighborhood, it should be an economic benefit to the landscape of the area. A covered rear balcony, open 1st floor deck area, tiled roofing and new matching window trim for the entire home are also proposed. All of the features should be an improvement to the modest and well-maintained neighborhood, which is comprised of eclectic, craftsman-style homes.

Staff has some concern with the proposed west elevation, which will require the Variance approval for the rear expansion. Looking at the elevation rendering, the home's massive western elevation could have a significant impact on the light and air access of the adjacent property. While a similar project at 256 Santa Inez was approved, the layout of adjacent homes was much different and the 256 Santa Inez addition did not adversely affect light and air for those homes. Staff has made some recommendations

for the Use Permit approval, as listed in the "Recommendations" section, to mitigate any negative impacts on adjacent properties.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a low-density residential neighborhood. With the given proposal for expansion, on-street parking in the neighborhood area should not be negatively impacted since a two-car garage has been designed to meet the property's off-street parking needs.

- 3. The proposed development will be consistent with the general plan.**

The general plan designates the property as low-density residential and the proposed addition to the structure is consistent with such residential general plan designation. In fact, the home's design will accommodate a single family only and no portion is currently intended as a second unit. Any establishment of a second dwelling unit on the property would require Planning Division review.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The current proposal requires a Variance to continue an existing side setback of 2'-0". Many of the properties in the area have smaller than standard lot sizes (less than 5,000 square feet) and share setbacks that do not meet the minimum 5'-0" zoning code for an R-2 zoning district. With this in mind, the applicant has met the lot coverage and floor area ratio requirements, thus maintaining the relative scale of homes in the area. While the second floor addition will be set atop a 2'-0" side setback, the applicant is allowed by right to build it per zoning code requirements. Looking at the potential effects, approving the design of the second story could be detrimental to the western neighboring property, namely because the subject property's home is already so close to the shared property line. Staff has recommended the second story meet the property's minimum side setback of 3'-8" in order to adequately allow for proper light and air circulation between the homes at 256 and 234 Santa Inez. Additionally, the eastern neighbor will not be adversely affected as the side setback will be 9'-8" due to an existing

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

Architecturally, the applicant has proposed a two-story "Spanish revival" style home with a 25'-10" tall open turret at the front of the home, which encroaches into the front setback. The zoning ordinance allows for any architectural feature to encroach up to 6'-0" into the front setback, allowing a minimum front setback of 9'-0" in the case of this property. Currently, the proposed turret encroaches only 3'-7" into the front setback and the proposed front home setback would be 11'-5". Staff supports this design because the turret remains open from floor to ceiling and does not actually count towards floor area. In this case, it can truly be considered an architectural feature. Additionally, though the design is atypical in this neighborhood, it should be an economic benefit to the landscape of the area. A covered rear balcony, open 1st floor deck area, tiled roofing and new matching window trim for the entire home are also proposed.

The proposed residence will be an improvement not only to the subject property but will also have a beneficial impact on the modest and well-maintained neighborhood, which is comprised of eclectic, craftsman-style homes. With the given proposal for expansion, on-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood.

- 6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The subject property contains a detached single-car garage which is to be demolished and replaced with a detached two-car garage as part of the project. With any expansion of living area that exceeds 1,825 square feet while only providing one garage space, staff recommends that the applicant provide an additional parking space. In this case, the proposal exceeds this guideline by 61 square feet and the applicant has done such. All off-street parking standards will be met with this proposal.

Variance 06-001

By right, the applicant is allowed to build atop the existing side setback per Chapter 12.84.170.F of the San Bruno zoning ordinance. But because the home is horizontally extending along the 2'-0" right side setback, where there is currently no first floor projection into the required setback, the expansion is not allowed without the granting of a Variance. The lot does not meet the standard 5,000 square foot size, instead measuring 37'-0" wide and 101'-0" long.

*Pursuant to the City's Zoning Code, the Commission shall grant the Variance if it makes the following findings (required findings are in **bold** followed by staff's analysis):*

- 1. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of this article will deprive the subject property of privileges enjoyed by other properties in the vicinity**

and under identical zone classification.

Many of the properties in the area have smaller than standard lot sizes (less than 5,000 square feet) and share setbacks that do not meet the minimum 5'-0" zoning code for an R-2 zoning district. The subject property has a substandard width of 37'-0", creating some hardship on the property to meet minimum side setback requirements. Meeting the revised setbacks for the property (3'-8") however, would not be impossible given the proposal. While staff did not oppose extending the 2'-0" side setback for a first floor addition, the resulting elevation with a second story addition is too massive.

Staff has noted that a nearby neighbor was granted a variance for a similar expansion, however that addition did not impact adjacent neighbors in the same way. The addition at 256 Santa Inez had the benefit of driveways on each side of the property, greatly diminishing the impact on light and air issues with neighboring properties (See Exhibit C). But given the vertical bulk of 240 Santa Inez compared to homes on either side, and the compacted setbacks between properties, this addition could significantly impact the light and air of immediately adjacent properties (namely, 234 Santa Inez). Because the required setback could be met with a revised second story that would still adequately meet living needs, not granting such a variance would not deny the property owner any privileges as enjoyed by other properties.

Staff recommends that the applicant revise the submittal to meet the required west side setback for the rear expansion on the first floor, as well as meet the same required setback for the second story addition. This would eliminate the need for a variance approval.

- 2. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.**

A redesign of this proposal to meet the minimum setback requirements on the western side will alleviate the need for a variance approval. The property owner will still be allowed full use of his or her single family home as is typically associated with a home in this neighborhood, and no special privilege will be granted to the property at 240 Santa Inez.

Recommendations

- Redesign the second story addition to meet a western setback of 3'-8" (the minimum setback allowed with a 37'-0" wide property). This should provide additional setback room for the adjacent property's light and air access as well as provide some articulation on a rather unimpressive second story elevation.
- Submit a demolition plan to show that more than 50% of existing walls will remain. If not, the Variance findings cannot be made as this project would be considered a new home.
- Remove the covered side entry feature (western side), as shown on the Front elevation or redesign so that it is not encroaching beyond the existing side setback.
- Redesign the garage to meet the interior 20' x 20' requirement for two cars and set back the

structure at least 1'-0" from the side and rear property lines. No washer or dryer will be allowed in the garage without first providing additional interior space.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use since all construction will meet the Uniform Building Code and attain all appropriate Building Division permits.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given the expansion is in scale with the neighborhood and off-street parking requirements will be met, thereby eliminating any negative impacts to on-street parking availability.
3. The proposed development will be consistent with the general plan, since the proposed single family home meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, given the suggested revisions to the second floor design as noted in the staff report analysis section.
5. That the general appearance of the proposed architectural design will be in keeping with the character of the eclectic neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition will be an economic benefit to the surrounding area.
6. The proposed expansion has provided a detached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

*Pursuant to the City's Zoning Code, the Commission shall grant the Variance if it makes the following findings (required findings are in **bold** followed by staff's analysis):*

Findings for Denial of Variance 06-001:

7. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of this article will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

Many of the properties in the area have smaller than standard lot sizes (less than 5,000 square feet) and

share setbacks that do not meet the minimum 5'-0" zoning code for an R-2 zoning district. The subject property has a substandard width of 37'-0", creating some hardship on the property to meet minimum side setback requirements. Meeting the revised setbacks for the property (3'-8") however, would not be impossible given the proposal. While staff did not oppose extending the 2'-0" side setback for a first floor addition, the resulting elevation with a second story addition is too massive.

Staff has noted that a nearby neighbor was granted a variance for a similar expansion, however that addition did not impact adjacent neighbors in the same way. The addition at 256 Santa Inez had the benefit of driveways on each side of the property, greatly diminishing the impact on light and air issues with neighboring properties (See Exhibit C). But given the vertical bulk of 240 Santa Inez compared to homes on either side, and the compacted setbacks between properties, this addition could significantly impact the light and air of immediately adjacent properties (namely, 234 Santa Inez). Because the required setback could be met with a revised second story that would still adequately meet living needs, not granting such a variance would not deny the property owner any privileges as enjoyed by other properties.

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- 8. That any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of a special privilege inconsistent with the limitations upon other properties in the vicinity and district in which the subject property is located.**

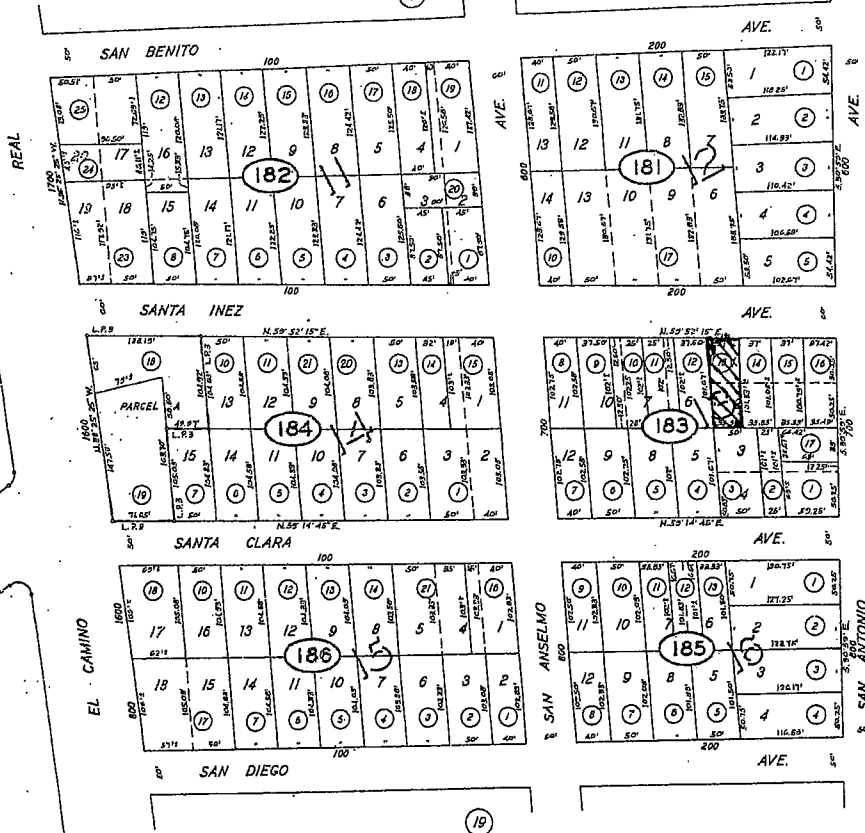
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Submitted on 6/9/06 by:

Tony Rozzi
Assistant Planner

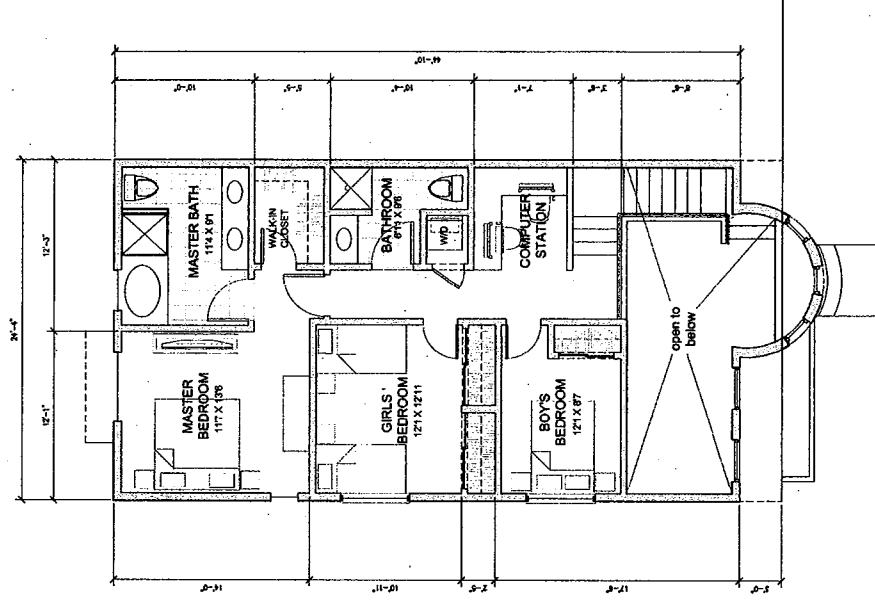
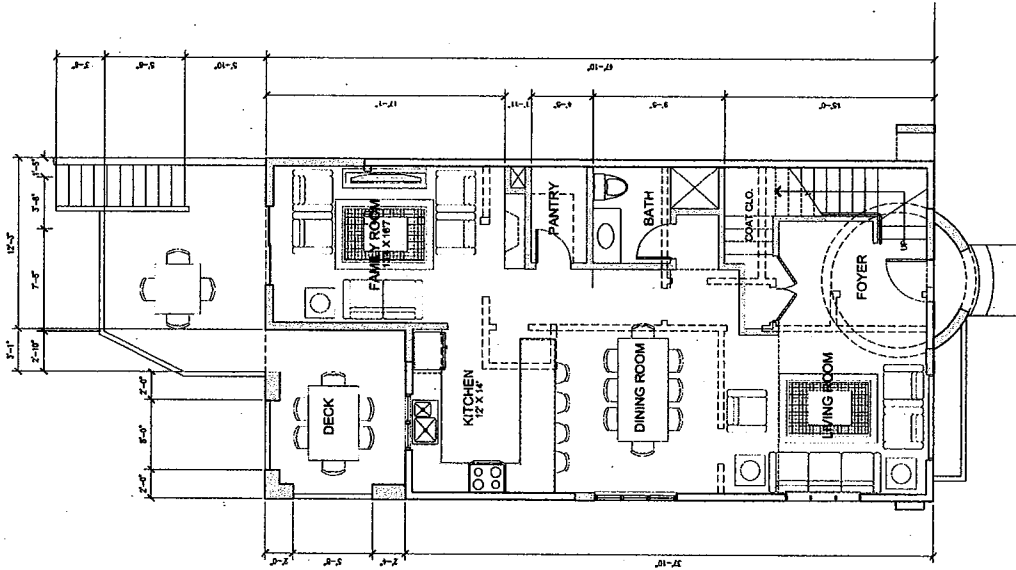
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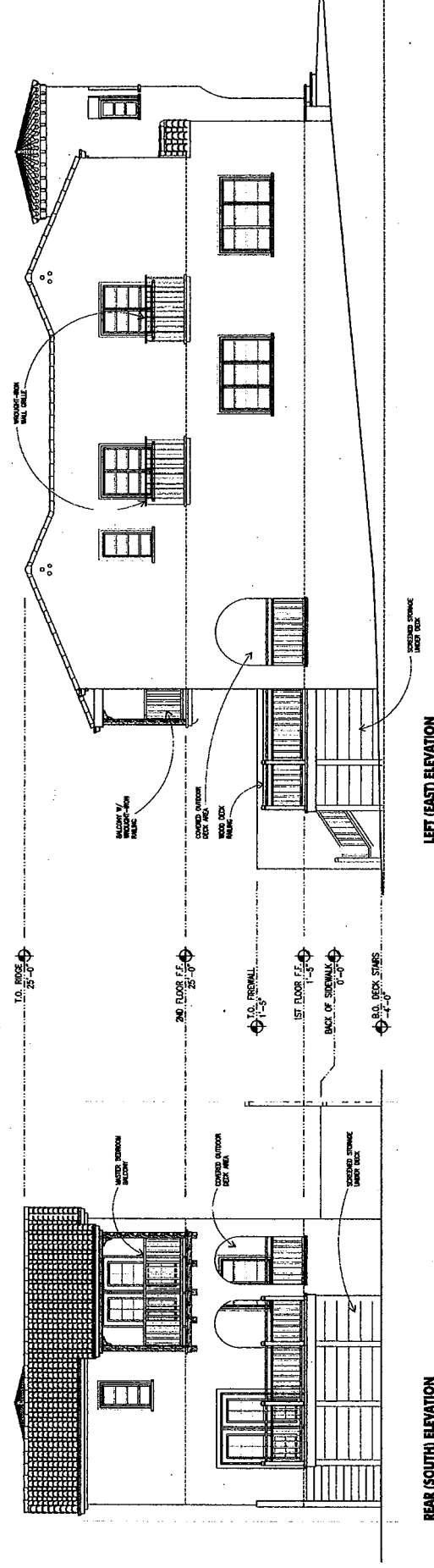
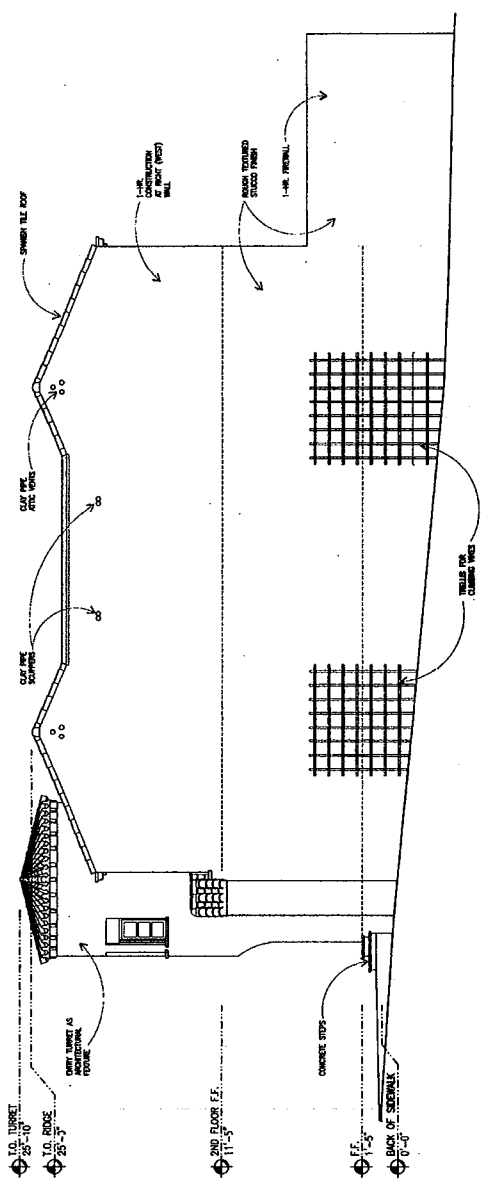
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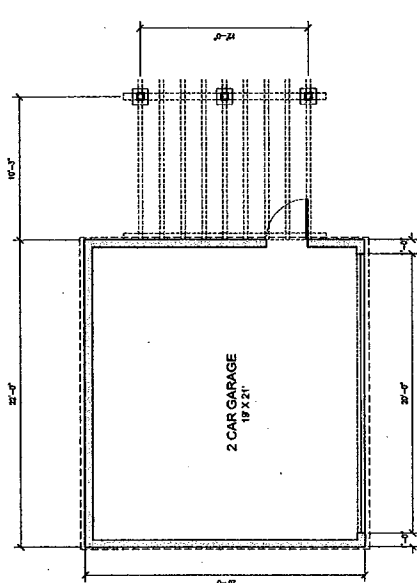


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 △ LOMITA PARK SUB. NO. 3 RSM 3/45

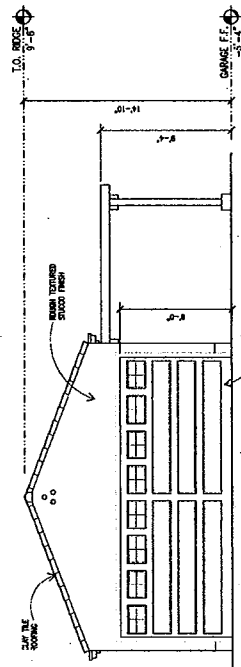
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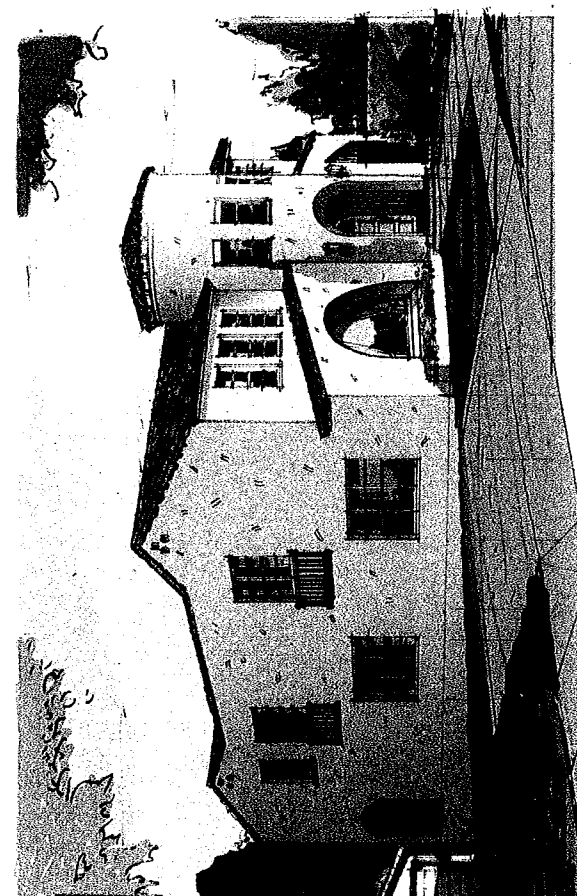




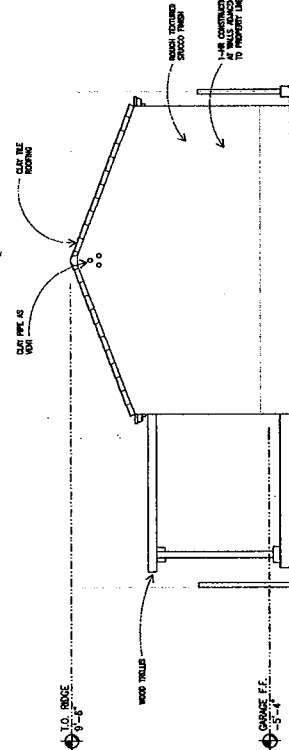
GARAGE PLAN



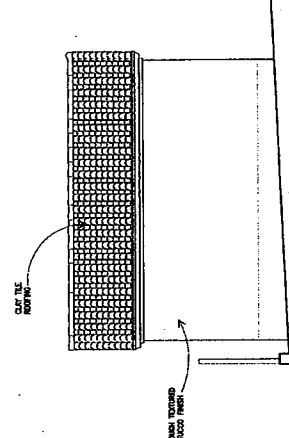
FRONT (NORTH) GARAGE ELEVATION



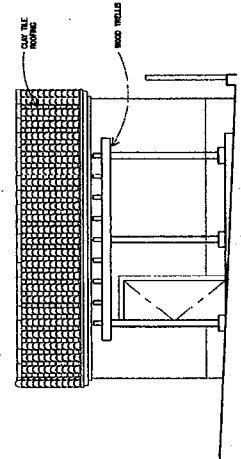
PERSPECTIVE FROM SANTA INEZ AVENUE



REAR (SOUTH) GARAGE ELEVATION

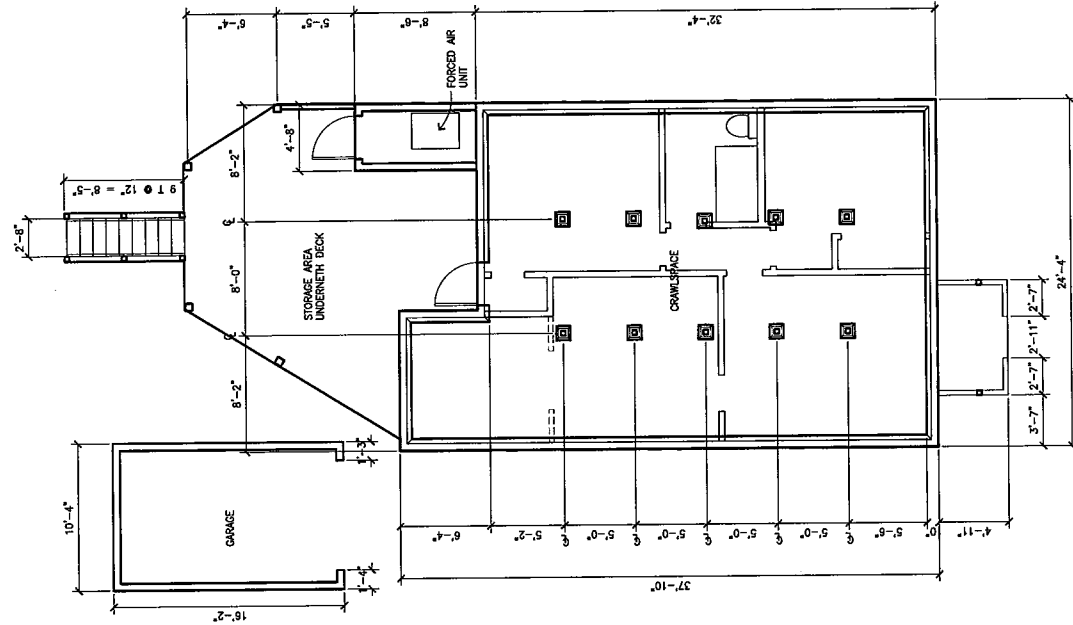


LEFT (EAST) GARAGE ELEVATION

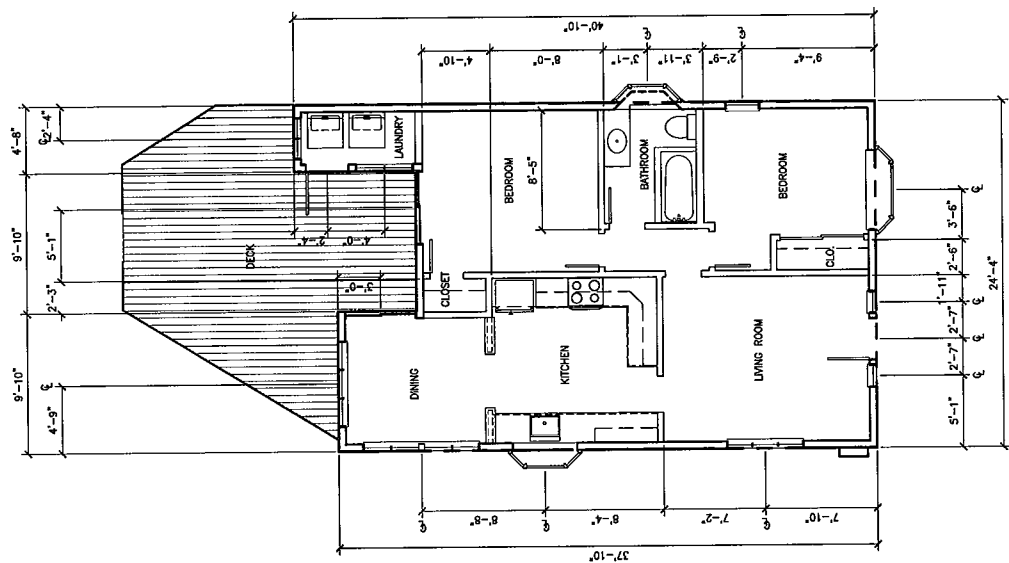


RIGHT (WEST) GARAGE ELEVATION

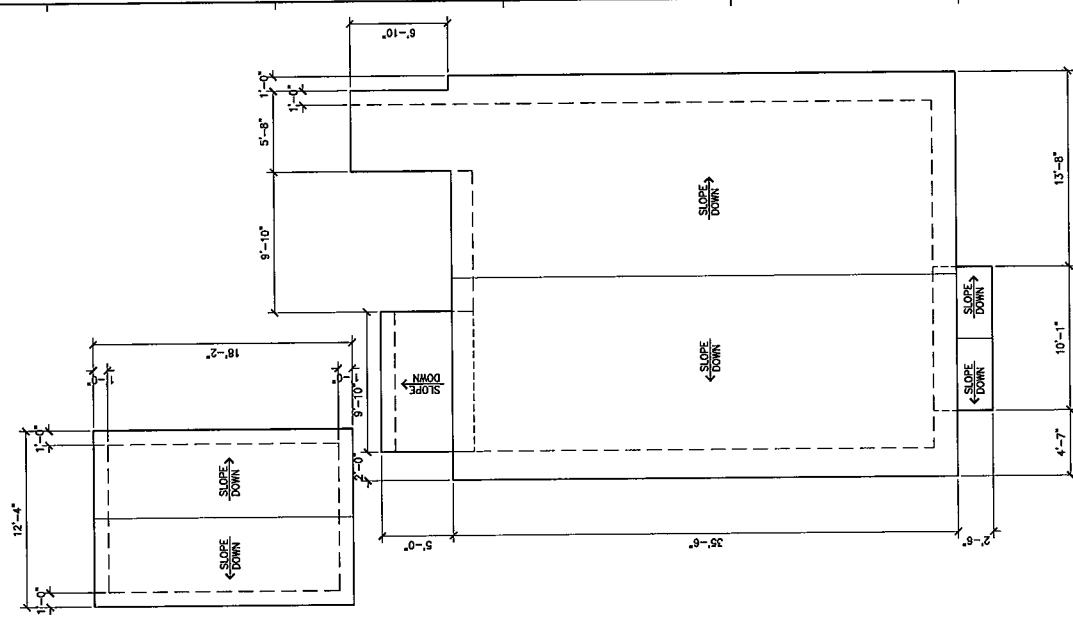
<p>SHEET: A4</p>	<p>PROJECT NO.: 20034</p>	<p>PERSPECTIVE, GARAGE PLAN AND ELEVATIONS</p>	<p>PLANNING COMMISSION SUBMITTAL</p>
<p>COLON BRIDGE</p>	<p>240 Santa Fe Ave. San Bruno, CA 94066</p>	<p>ARCHITECT: 04/2/08</p>	<p>SCALE: 1/4" = 1'-0"</p>



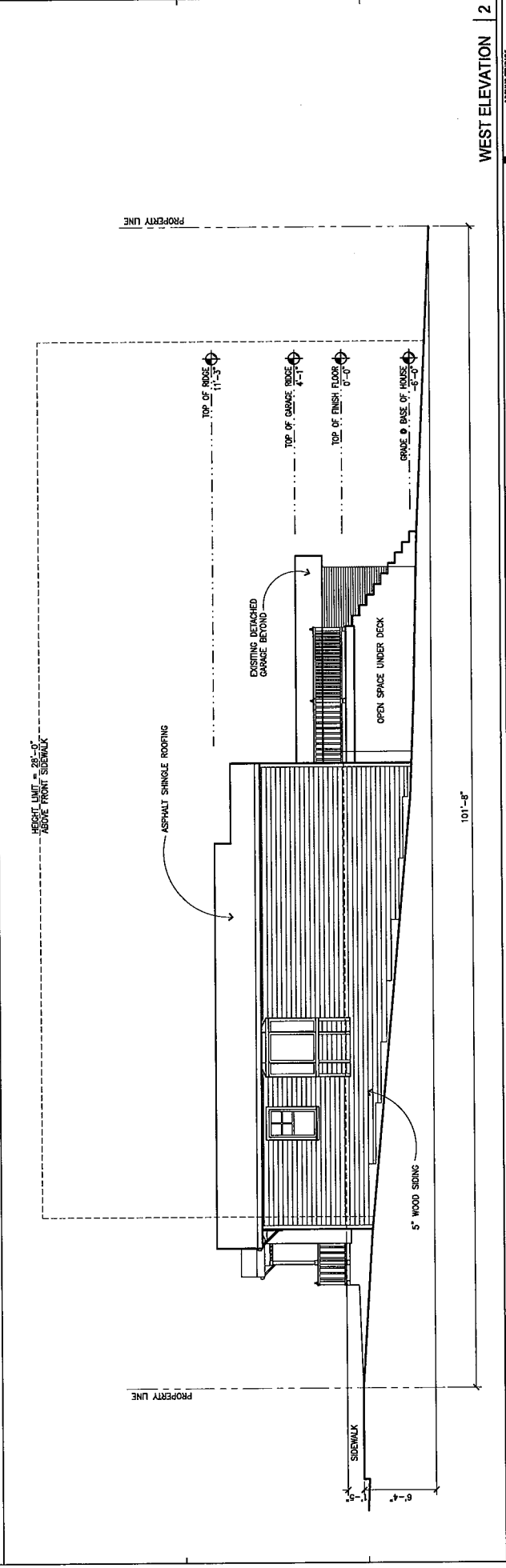
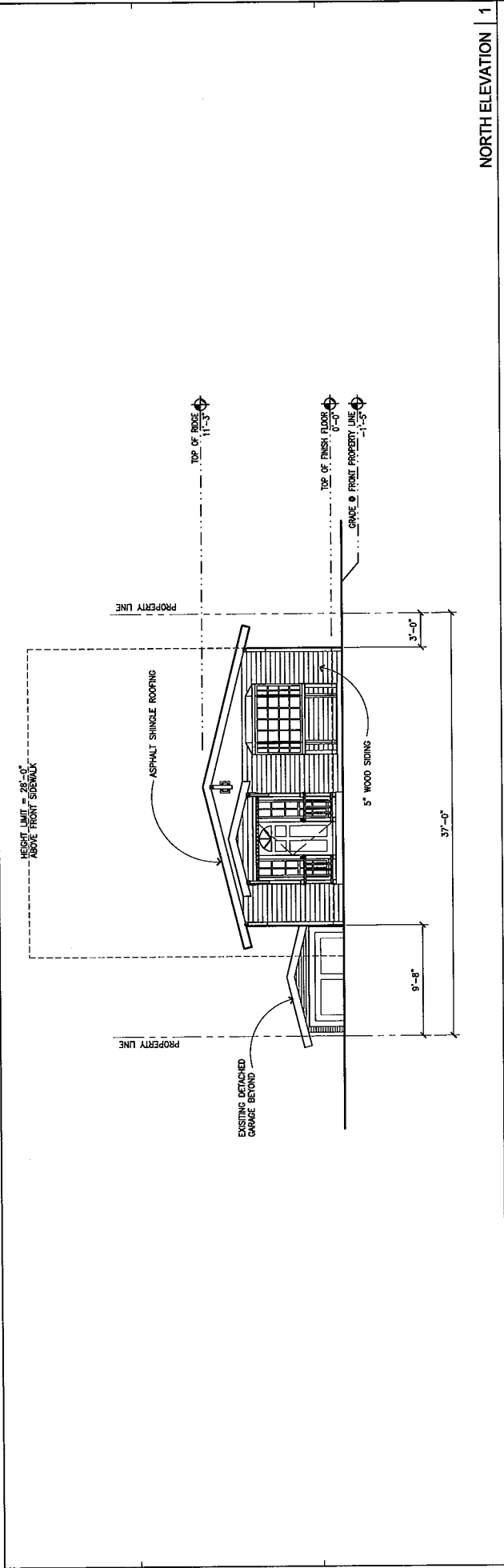
FOUNDATION PLAN | 1



FIRST FLOOR PLAN | 2

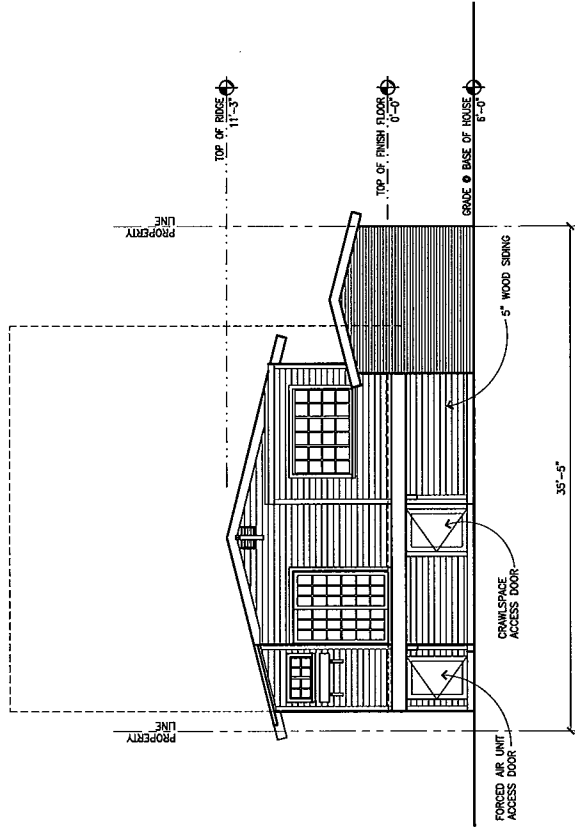


ROOF PLAN | 3

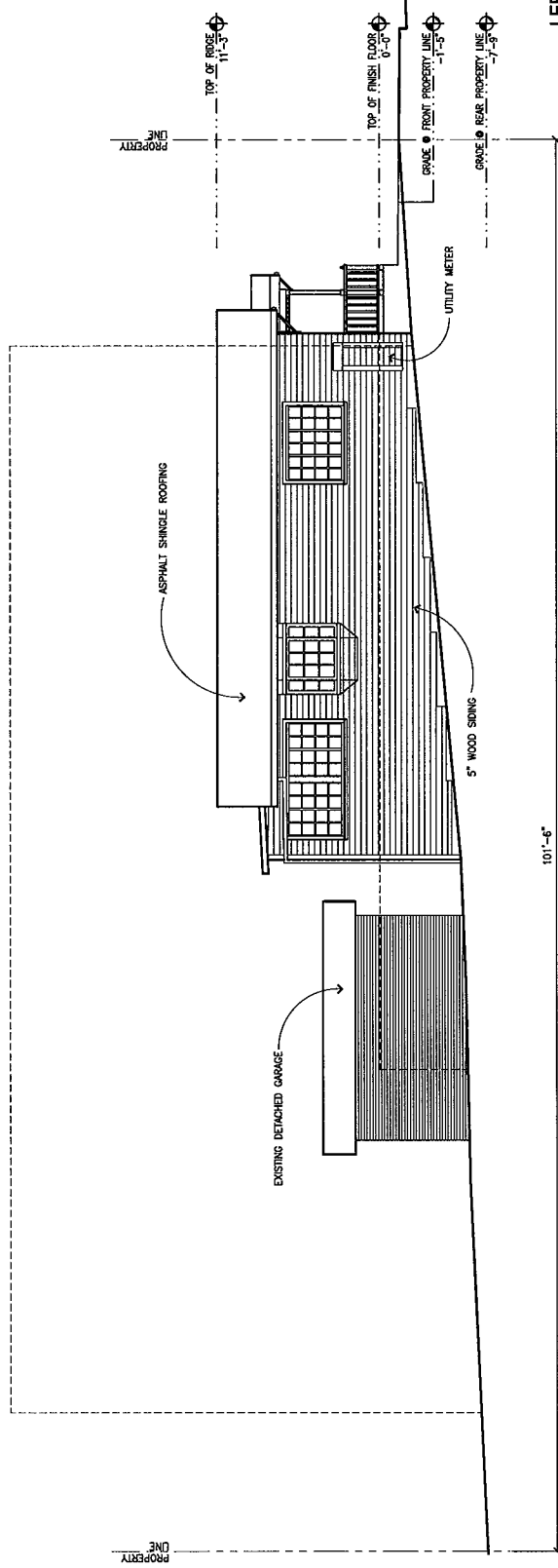


<p>PROJECT NO. 20034</p> <p>COLON RESIDENCE</p> <p>San Antonio, TX 78240</p>	<p>EXISTING ELEVATIONS</p> <p>FOR REFERENCE ONLY</p>	<p>SHEET</p> <p>A7</p>
------------------------------------------------------------------------------	------------------------------------------------------	-------------------------------

ARCHITECT
08.31.04
SCALE 1/4" = 1'-0"



REAR (SOUTH) ELEVATION | 1



LEFT (EAST) ELEVATION | 2

EXISTING ELEVATIONS
FOR REFERENCE ONLY

PROJECT NO. 20034
COLON RESIDENCE
San Bruno, CA 94066

ARCHITECT
02.23.20
SCALE: 1/4" = 1'-0"

A8



Subject Residence – 240 Santa Inez Avenue (021-183-130)



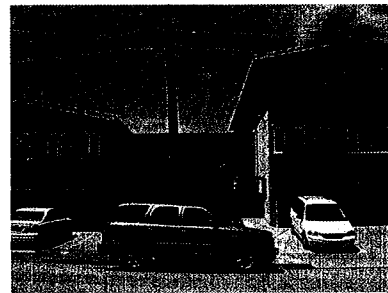
248 Santa Inez Ave (021-183-140)



234 Santa Inez Ave (021-183-120)

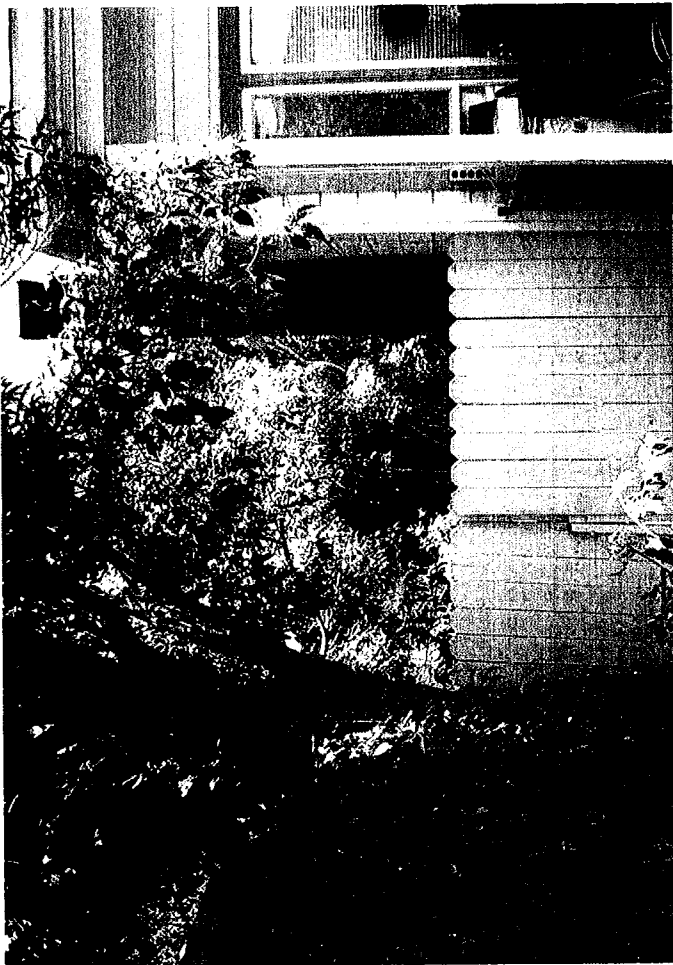
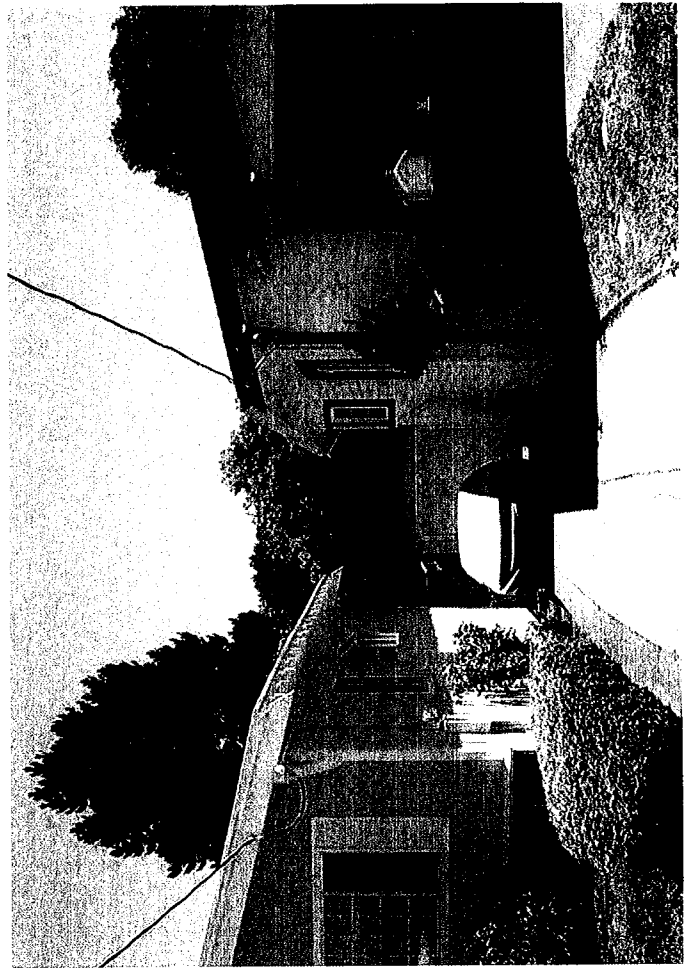


256 Santa Inez Ave (021-183-150)



233-225 Santa Inez (021-181-170)

EXHIBIT C: Photos





CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Tambri Heyden, AICP, *Community Development Director*
Mark Sullivan, AICP *Housing and Redevelopment Manager*
Aaron Akin, AICP, *Planning Manager*
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Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 3
June 15, 2006**

PROJECT LOCATION

1. Address: 1860 Monterey Drive
2. Assessor's Parcel No: 017-402-240
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans, and Elevations
C: Chart 2 – Maximum Allowable Floor Area

REQUEST

Request for a Use Permit to allow the construction of an addition to an existing residence, which increases the gross floor area by more than 50%, and proposes a floor area greater than 2,800 square feet, while only providing a two-car garage per Sections 12.200.030.B.1, and 12.200.080.A.3 of the San Bruno Zoning Ordinance. Mario Lopez. (Applicant/Owners). **UP-06-16**

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward Use Permit 06-16 to the Planning Commission with a positive recommendation, subject to the suggested revisions.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the east side of Monterey Drive, north of Tehama Court and south of Amador Avenue, in the Portola Highlands Subdivision. This is an irregular-shaped lot with an approximate total lot size of 20,039 square feet and an approximate 15% average slope. The subject property contains a building pad at the front portion of the property, where the existing residence is located and slopes down from the building pad to the rear of the property. The property also gradually rises from north side to south side, since Monterey Drive slopes up from north to south.

The existing residence is 2,552 square feet in size, including 3 bedrooms, 2 bathrooms and an attached

two-car garage. No additional car garage space is proposed. Specifically, the living area upstairs is 1,351 square feet, the living area downstairs is 778 square feet, and the garage is 423 square feet.

SURROUNDING LAND USES

North: Amador Avenue - R-1 Zone, single-family residences and Highlands Christian Academy
 South: Tehama Court - R-1 Zone, single-family residences
 East: San Francisco State Fish and Game Refuge
 West: Del Norte Drive - R-1 Zone, single-family residences

PROJECT INFORMATION

The proposed project includes a two-story addition located at the rear of the existing residence. Specifically, the lower floor addition is proposed to be 1,029 square feet and the upper floor addition is proposed to be approximately 910 square feet, for a total addition of 1,939 square feet.

On the upper floor, the applicant is proposing to expand the existing dining room, remodel an existing bedroom and create a hallway. The proposed addition will accommodate a new living room and a new master suite to the rear of the existing floor plan. The new upper floor is proposed to be 2,261 square feet.

On the lower floor, the applicant is proposing to convert an existing family room into storage area, and add a new great room, guest room, and bathroom to the rear of the existing floor area. The new lower floor is proposed to be 2,230 square feet, including the existing 423 square foot garage.

If approved and constructed, this would be a 4-bedroom and 5-bathroom residence, with a total living area of 4,068 square feet. Although the plans indicate some areas in the lower floor as storage area, staff considers those areas to be living space since they are adjacent to the proposed great room and accessed from the main hallway. Furthermore, these storage areas contain sufficient ceiling height for habitable area per the Uniform Building Code, a requirement for living space determination.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	20,039	Same
Adjustment factor		1.0	0.47	Same
Adjusted Lot Area		5,000	9,418	Same
Lot Coverage *		Max. 3,986	1,351	2,261
Lot Coverage %		42.3%	14.3%	24%
Gross Floor Area *		Max. 4,982	2,552	4,491
Floor Area Ratio		0.529	0.271	0.477
Building Setbacks	Front	Min. 15'	13'	13'
	Rear	Min. 10'	300'	275'
	North Side	Min. 5'	6'-6"	6'-6"
	South Side	Min. 5'	5'-0"	5'-0"
Building Height		Max. 28'		
Covered Parking		3 covered spaces	2 covered spaces	2 covered spaces

Notes: *Lot coverage and floor area calculations are based on the adjusted lot area (9,418 square feet)

* While San Bruno Municipal Code sets forth a .55 floor area ratio guideline for flat lots, this lot has a FAR guideline of .529 because the lot features a 15% slope. The attached chart (Exhibit "C") details the allowed FAR relative to slope.

Square Footage Breakdown:

	Upper Floor	Lower Floor	Garage	Total
Existing	1,351	778	423	2,552
Proposed	910	1,029	-	1,939
Total	2,261	1,807	423	4,491

ANALYSIS AND RECOMMENDATION:

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50% and to exceed 2,800 square feet of gross floor area while only providing a two-car garage. Section 12.200.030(B) of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." Additionally, Section 12.200.080(A)(3) states that "if there are two covered off-street parking spaces per unit existing or proposed, then any expansion that would result in the gross floor area exceeding two thousand eight hundred square feet, excluding garage area, will require a Conditional Use Permit." The applicant is requesting a 1,939 square foot addition to an existing 2,552 square foot home, a 76% expansion. As stated above, the resulting gross floor area minus the garage area will be 4,068 square feet, 1,268 square feet larger than the 2,800 square foot guideline for a home with a two-car garage.

Regarding the request to allow a proposal with a floor area greater than 2,800 square feet, while only providing a two-car garage, staff finds that the applicant is proposing a large addition to the lower floor which is able to accommodate a third car garage. Staff finds that although Monterey Drive currently does not contain a parking problem, approving such a large deviation from the guideline could result in a future cumulative parking impact on the surrounding neighborhood. Therefore staff finds that the project should include a third car garage to address any future parking demands a residence of this scale might create. Parking demands could increase from future interior remodels, which propose additional bedrooms but do not require planning review.

Pursuant to the City's Zoning Code, the Planning Commission shall grant a Use Permit only if it makes a finding that the establishment, maintenance or operation of the use applied for meet the following criteria: (required finding in **bold** followed by staff's analysis). Staff can only recommend approval of the proposed project with the condition that a third car garage be added or that the addition be significantly reduced to meet the parking requirement. As such, staff recommends that the applicant redesign the proposed project to include a third car garage or reduce the size of the addition significantly towards the 2,800 square feet guideline and staff's analysis is based on this recommendation.

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the conditions that the applicant obtain a building permit prior to construction the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition is proposed with only three additional small windows on the north side elevation and no additional windows on the south side elevation, therefore providing comfort and privacy to the adjacent neighbors. The addition has been designed with a belly band between the first and second story, providing some articulation to relieve the appearance of a two story wall as viewed from the property adjacent to the north, and ensuring that the addition is not detrimental to the adjacent neighbor's comfort.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.

The design of the addition is well integrated into the existing structure and will blend in with the homes in the immediate neighborhood, as such the design of the addition will not be detrimental to the improvements in the neighborhood. With the condition that the project be redesigned to provide a third car garage, the proposed structure will not be injurious and detrimental to properties in the neighborhood in that the project will provide adequate parking to address the higher parking demand. Additionally, the proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

The general plan designates the property as single-family residential and the proposed addition to the structure is consistent with such residential general plan designation. The home's design will accommodate a single family only and no portion is intended as a second unit.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

Staff finds that the addition will not have an impact on the adjacent property to the south (right) side. Monterey Drive slopes up from north to south therefore the property to the south is at a higher elevation than the subject property. The proposed structure will be approximately one and a half story high on the south side, therefore the proposed structure will not unreasonable restrict or interfere with light and air onto the property to the south.

The addition will not have an impact on the adjacent property to the north (left) side since the useable rear yard of the properties on Monterey Drive are on average more than 50' deep. The proposed 25' extension to the existing residence will maintain the required 5' setback and the addition will not extend the full length of the useable rear yard, therefore not create excessive shadow on the rear yard of the adjacent property to the north.

The design of the structure is consistent with the design of the existing homes in the neighborhood in that the addition is proposed at the rear of the existing residence and will not alter the appearance from the street. It will not impact the scale at the rear of the home since the subject property abuts San Francisco State Fish and Game Refuge, an open space.

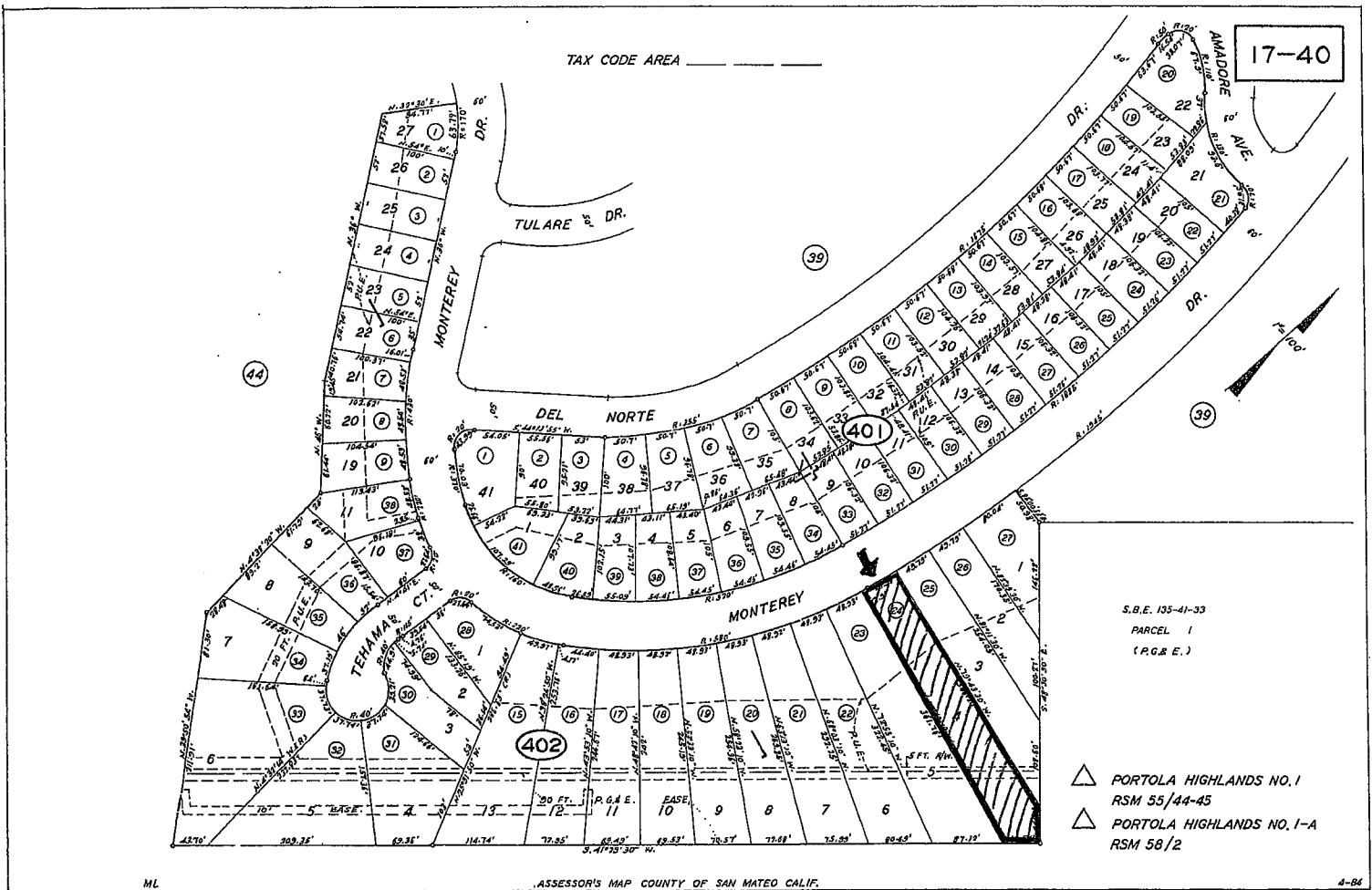
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

Although the square footage of the proposed structure is larger than the square footage of the existing residences in the immediate neighborhood, staff finds that the scale of the structure is in keeping with the scale of the homes in the immediate neighborhood. The applicant is not changing the front of the residence therefore the addition will not alter the existing character of the neighborhood. The property abuts San Francisco State Fish and Game Refuge, an open space therefore not impacting any residences to the rear. Furthermore, the proposed structure will maintain a setback larger than 200' from the rear property line, therefore not significantly decreasing the existing rear setback.

The addition is well integrated into the existing residence in that the addition will be finished with the same stucco and asphalt shingle, the same finished materials as the existing finished materials. The general appearance of the existing home is in keeping with the character of the neighborhood in that the finished materials are complementary to the finished materials found on the adjacent residences. Furthermore, the proposed gable roof will tie the proposed addition to the existing residence. As such staff finds that the addition will not be detrimental to the orderly and harmonious development of the city.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The proposed expansion does not comply with the parking guideline in that the proposed structure is significantly larger than 2,800 square feet in size and only provides a two-car garage, while structures larger than 2,800 square feet in size are required to provide three-car garage spaces. With the condition to redesign the proposed project to include a third car garage or to significantly reduce the size of the proposed addition, the project will comply with the off-street parking standards.

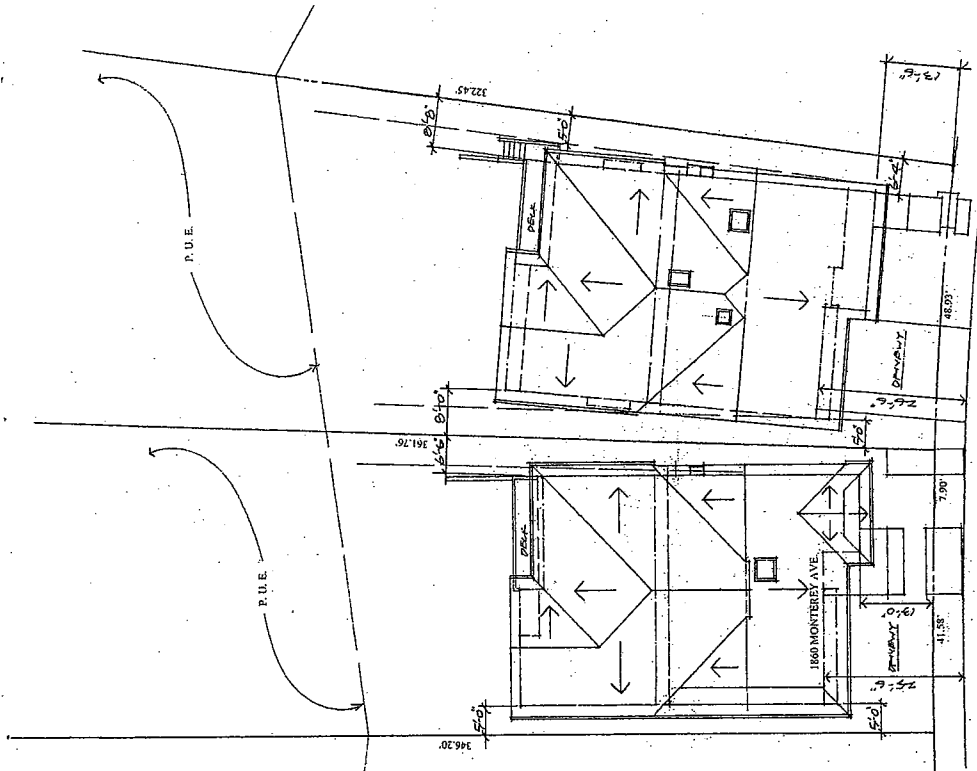
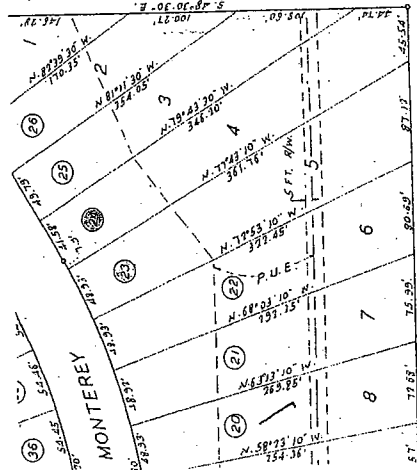


1860 Monterey Drive
017-402-240
UP-06-16

1860 Monterey Drive, San Bruno

Assessor's Parcel No.: 017-402-240
 Land Use: R-1 Single-Family Residential
 Occupancy Grouping: R-1 (1-1)
 Construction Year: 1970
 2001 California Building Code (Vol. 1 & 2)
 2001 California Electrical Code
 2001 California Mechanical Code
 2001 California Plumbing Code
 2001 California Fire Code (with Local Amendments)

Lot Area:	20,039 s.f.
Adjusted Lot Area:	9,418 s.f.
(20,039 s.f. x .47)	
Permitted Floor Area (FAR):	4,992 s.f. (529)
(9,418 s.f. x .53)	
Maximum Lot Coverage:	3,986 s.f. (42.36%)
(80% of FAR)	
Existing Lot Coverage:	1,351 s.f. (14.36%)
Existing Building Area:	
Main Floor (living area):	1,351 s.f.
Lower Floor (garage area):	728 s.f.
Lower Floor (garage area):	423 s.f.
Existing Gross Floor Area:	2,502 s.f. (271)
Proposed Addition:	
Main Floor (living area):	910 s.f.
Lower Floor (living area):	1,029 s.f.
Lower Floor (garage area):	378 s.f.
TOTAL ADDED FLOOR AREA:	910 s.f.
TOTAL ADDED LOT COVERAGE:	910 s.f.
Proposed Gross Living Floor Area:	3,600 s.f.
(44% s.f. of existing living area content is exempt)	
Proposed Gross Floor Area:	4,401 s.f. (477)
Proposed Lot Coverage:	2,261 s.f. (24%)
Floor Area Ratio Increase (%):	76.0%



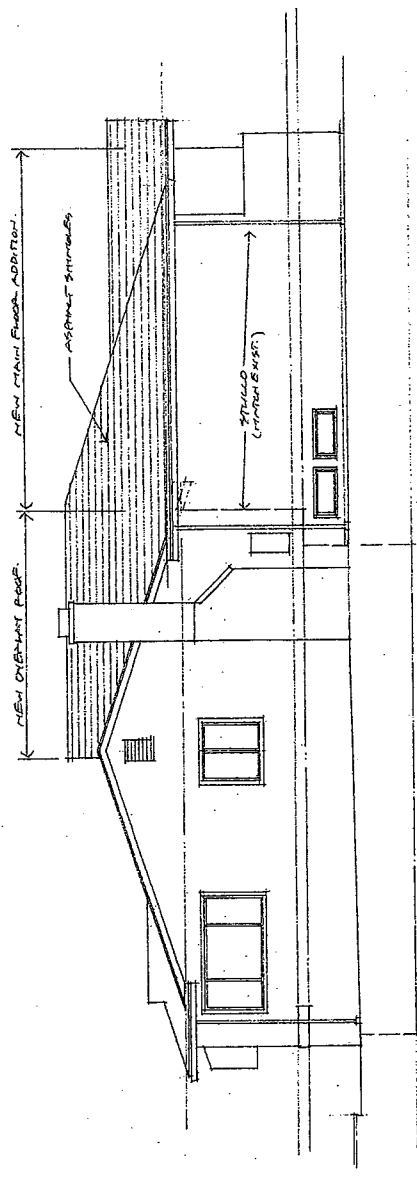
MONTEREY DRIVE

SITE & ROOF PLAN 1"=10'

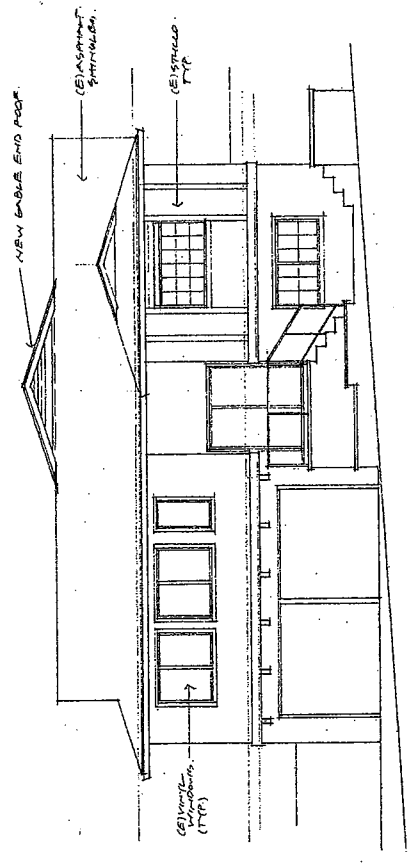


Jrta Associates
 1050 SAN BRUNO AVENUE
 SAN BRUNO, CA 94066
 650-589-4613
 650-871-4560 FAX

1860 MONTEREY DRIVE
 SAN BRUNO, CALIFORNIA
 OWNER: M. & M. LOPEZ
 PREPARED BY: J. R. LOPEZ
 DATE: 4/21/04
 SCALE: 1"=10'
 DRAWN: J. R. LOPEZ
 CHECKED: J. R. LOPEZ
 SHEET: 1 OF 5



RIGHT SIDE ELEVATION - SOUTH



FRONT ELEVATION - WEST

REVISIONS	BY

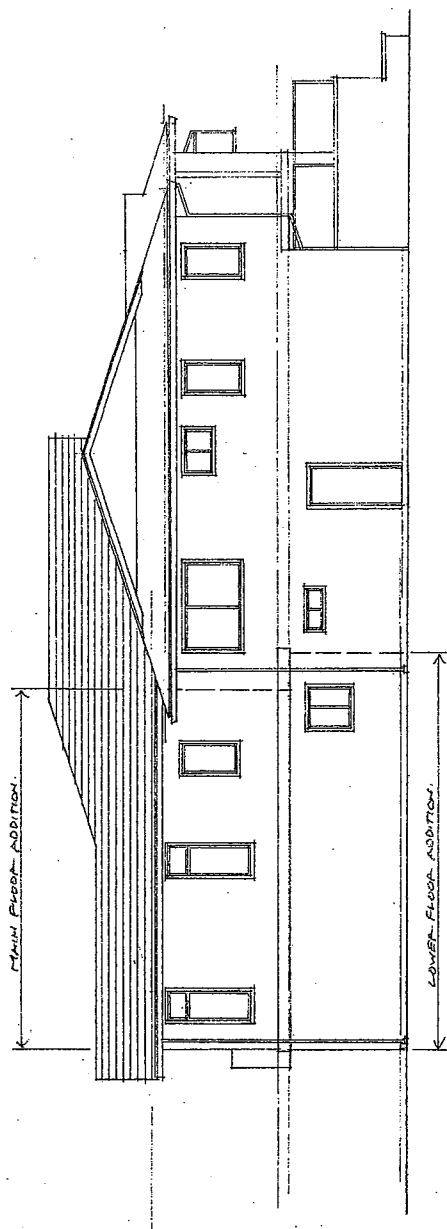
Extra Associates
1000 TOWER COURT
SAN BRUNO CA 94066
650-589-4613
650-873-4560 FAX

RESIDENTIAL 1860
 ODELL & ADDITION
 NTERREY DRIVE
 SAN BRUNO, CALIFORNIA
 OWNER: M. & M. LOPEZ

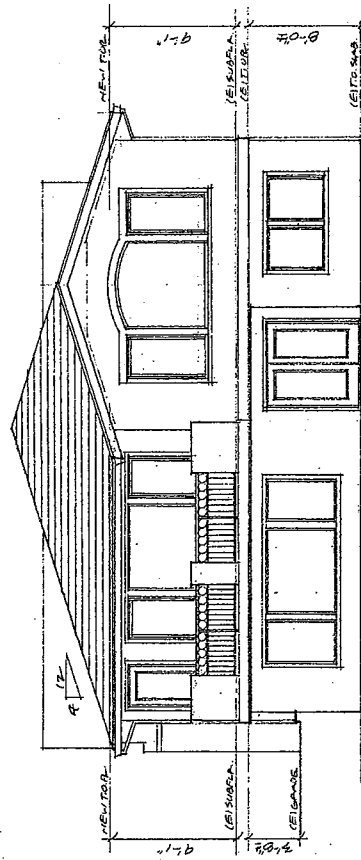
PROPOSED
EXTENSION
ELEVATIONS

DATE 2.21.06
SCALE 1/4"
DRAWN LC
JOB 7605
SHEET

A.5
SHEETS
25



LEFT SIDE ELEVATION - NORTH



REAR ELEVATION - EAST

CHART 1
LOT ADJUSTMENT FACTOR

<u>Lot Size **</u>	<u>Adjustment Factor</u>
2,500	1.20
3,000	1.16
3,500	1.12
4,000	1.08
4,500	1.04
5,000	1.00
5,500	0.97
6,000	0.94
6,500	0.91
7,000	0.88
7,500	0.85
8,000	0.82
8,500	0.79
9,000	0.77
9,500	0.75
10,000	0.73
10,500	0.71
11,000	0.68
11,500	0.66
12,000	0.64
12,500	0.62
13,000	0.61
13,500	0.60
14,000	0.59
14,500	0.58
15,000	0.57
15,500	0.56
16,000	0.55
16,500	0.54
17,000	0.53
17,500	0.52
18,000	0.51
18,500	0.50
19,000	0.49
19,500	0.48
20,000	0.47
>20,000	0.47

** Round lot size to nearest 5,000 sq. ft interval.

CHART 2
MAXIMUM ALLOWABLE FLOOR AREA

<u>Average Slope (Percent)</u>	<u>Floor Area Ratio (FAR)</u>
<10	.550
10	.550
11	.545
12	.541
13	.537
14	.533
15	.529
16	.524
17	.519
18	.514
19	.509
20	.505
21	.500
22	.495
23	.490
24	.485
25	.480
26	.475
27	.470
28	.465
29	.460
30	.456
31	.451
32	.446
33	.441
34	.436
35	.432
36	.427
37	.422
38	.417
39	.412
40	.407
41	.402
42	.397
43	.392
44	.387
45	.383
>45	.380



567 El Camino Real
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Voice: (650) 616-7074
Fax: (650) 873-6749
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Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**ARCHITECTURAL REVIEW COMMITTEE
STAFF REPORT
AGENDA ITEM NO. 4
June 15, 2006**

PROJECT LOCATION

1. Address: 1850 Monterey Drive
2. Assessor's Parcel No: 017-402-230
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A:** Site Location
B: Site Plan, Floor Plans, and Elevations
C: Chart 2 – Maximum Allowable Floor Area

REQUEST

Request for a Use Permit to allow the construction of an addition to an existing residence, which increases the gross floor area by more than 50%, and proposes a floor area greater than 2,800 square feet while only providing a two-car garage, per Sections 12.200.030.B.1, and 12.200.080.A.3 of the San Bruno Zoning Ordinance. Andrew and Carol DeGraca. (Applicant/Owners). **UP-06-15**

RECOMMENDATION

Staff recommends that the Architectural Review Committee forward Use Permit 06-15 to the Planning Commission with a positive recommendation, subject to the suggested revisions.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Expansions to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the east side of Monterey Drive, north of Tehama Court and south of Amador Avenue, in the Portola Highlands Subdivision. This is an irregular-shaped lot with an approximate total lot size of 21,675 square feet and an approximate 15% average slope. The property contains a building pad at the front portion of the property, where the existing residence is located and slopes down from the building pad to the rear of the property. The property also slightly rises from north side to south side, since Monterey Drive slopes up from north to south.

The existing residence is 2,529 square feet in size, including 4 bedrooms and 3 bathrooms with an

attached two-car garage. No additional garage space is proposed. Specifically, the living area upstairs is 1,310 square feet, the living area downstairs is 617 square feet, and the garage is 602 square feet.

SURROUNDING LAND USES

North: Amador Avenue - R-1 Zone, single-family residences and Highlands Christian Academy
 South: Tehama Court - R-1 Zone, single-family residences
 East: San Francisco State Fish and Game Refuge
 West: Del Norte Drive - R-1 Zone, single-family residences

PROJECT INFORMATION

The proposed project includes a two-story addition located to the rear of the existing residence. Specifically, the lower floor addition is proposed to be 976 square feet and the upper floor addition is proposed to be approximately 953 square feet, for a total addition of 1,929 square feet.

On the upper floor, the applicant is proposing an extensive interior remodel. The remodel includes increasing the existing kitchen, remodeling the existing family room to a dining room, relocating the existing stairways to create a larger entry area and remodeling the three bedrooms into two bedrooms, one bathroom, one powder room and a hallway. The addition includes a new master suite and a new living room to the rear of the existing floor plan. The new upper floor is proposed to be 2,263 square feet.

On the lower floor, the applicant is proposing to convert an existing bedroom/office and family room into storage areas, add a new laundry room to the rear of the existing garage, and add a new guest room, bathroom and family room to the rear of the existing floor area. The new lower floor is proposed to be 2,195 square feet, including the existing 602 square foot garage.

If approved and constructed, this would be a 4-bedroom and 3½-bathroom residence, with a total living area of 3,856 square feet. Although the plans indicate some areas in the lower floor as storage area, staff considers those areas to be living space, since they are adjacent to the family room and contain sufficient ceiling height for habitable area. Furthermore, one of the storage areas contains a closet, which further increases the probability it could be used as living area.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	21,675	Same
Adjustment factor		1.0	0.47	Same
Adjusted Lot Area		5,000	10,187	Same
Lot Coverage *		Max. 4,311	1,368	2,321
Lot Coverage %		42.3%	13.4%	22.8%
Gross Floor Area *		Max. 5,389	2,529	4,458
Floor Area Ratio		0.529	0.248	0.438
Building Setbacks	Front	Min. 15'	13'-6"	13'-6"
	Rear	Min. 10'	275'	250'
	North Side	Min. 5'	6'-4"	5'-0"
	South Side	Min. 5'	5'-0"	5'-0"
Building Height		Max. 28'		

Covered Parking	3 covered spaces	2 covered spaces	2 covered spaces
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Notes: * Lot coverage and floor area calculations are based on the adjusted lot area (10,187 square feet)

* While San Bruno Municipal Code sets forth a .55 floor area ratio guideline for flat lots, this lot has a FAR guideline of .529 because the lot features a 15% slope. The attached chart (Exhibit "C") details the allowed FAR relative to slope.

Square Footage Breakdown:

	Upper Floor	Lower Floor	Garage	Total
Existing	1,310	617	602	2,529
Proposed	953	976	-	1,929
Total	2,263	1,593	602	4,458

ANALYSIS AND RECOMMENDATION:

This proposal requires approval for a Use Permit to allow the construction of an addition which proposes to increase the floor area by more than 50% and to exceed 2,800 square feet of gross floor area while only providing a two-car garage. Section 12.200.030(B) of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." Additionally, Section 12.200.080(A)(3) states that "if there are two covered off-street parking spaces per unit existing or proposed, then any expansion that would result in the gross floor area exceeding two thousand eight hundred square feet, excluding garage area, will require a Conditional Use Permit." The applicant is requesting a 1,929 square foot addition to an existing 2,529 square foot home; a 76% expansion. As stated above, the resulting gross floor area minus the garage area will be 3,856 square feet, 1,056 square feet larger than the 2,800 square foot guideline for a home with a two-car garage.

Regarding the request to allow a proposal with a floor area greater than 2,800 square feet, while only providing a two-car garage, staff finds that the applicant is proposing an extensive interior remodel of the existing residence and therefore is able to redesign the lower floor to accommodate a third car garage. Although Monterey Drive currently does not contain a parking problem, approving such a large deviation from the guideline could result in a future cumulative parking impact on the surrounding neighborhood therefore staff finds that it is important that the project includes a third car garage to address any future parking demands a residence of this scale might create. Parking demands could increase from future interior remodels, which propose additional bedrooms, but do not require planning review.

Pursuant to the City's Zoning Code, the Planning Commission shall grant a Use Permit only if it makes a finding that the establishment, maintenance or operation of the use applied for meet the following criteria: (required finding in **bold** followed by staff's analysis). Staff can only recommend approval of the proposed project with the condition that a third car garage be added or that the addition be significantly reduced to meet the parking requirement. As such, staff recommends that the applicant redesign the proposed project to include a third car garage or reduce the size of the addition significantly towards the 2,800 square feet guideline and staff's analysis is based on this recommendation.

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing**

or working in the neighborhood of such proposed use.

With the conditions that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition is proposed with only two additional small bathroom windows on the north side elevation and no additional windows on the south side elevation, providing as much privacy and comfort as possible to the adjacent neighbors. The addition has been designed with siding on the upper level and stucco on the first level, creating some articulation to relieve the appearance of a two story wall as viewed from the adjacent property, and ensuring that the addition is not detrimental to the adjacent neighbor's comfort.

2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.

The design of the addition is well integrated into the existing structure and will blend in with the homes in the immediate neighborhood, as such the design of the addition will not be detrimental to the improvements in the neighborhood. With the condition that the project be redesigned to provide a third car garage, the proposed structure will not be injurious and detrimental to properties in the neighborhood in that the project will provide adequate parking to address the higher parking demand. Additionally, the proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the Zoning Ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on surrounding property values. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

The general plan designates the property as single-family residential. Staff recommends that the lower level floor plan be redesigned so the front storage area is better integrated into the lower level to avoid any potential to be converted into a second unit. The applicant did not count the storage area towards the square footage guideline to determine the number of required parking spaces. However, the City's zoning code states that "if there are two covered off-street parking spaces per unit existing or proposed, then any expansion, enlargement, alteration or new construction that would result in the gross floor area exceeding 2,800 square feet, excluding garage area, will require a conditional use permit." The storage areas in question are considered floor area, since they have a potential living space with minimum dimensions of eight feet by ten feet and with at least 7.5' of headroom. With the redesign condition, the proposed addition to the structure is consistent with such residential general plan designation since the home's design will accommodate a single family only and no portion will be intended as a second unit.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

Although the square footage of the proposed structure is larger than the square footage of the existing residences in the immediate neighborhood, staff finds that the scale of the structure is in keeping with the

scale of the homes in the immediate neighborhood.

The proposed addition will maintain a large setback from the side property lines, and therefore will not unreasonably restrict or interfere with light and air on other properties in the neighborhood. Specifically, staff finds that the addition will not have an impact on the adjacent property to the north (left) side since the addition will maintain an 8' setback providing sufficient distance between structures. The addition will not have an impact on the adjacent property to the south (right) since Monterey Drive slopes up from north to south, the property to the south is elevated slightly higher than the subject property therefore the addition will not tower over the existing residence to the south.

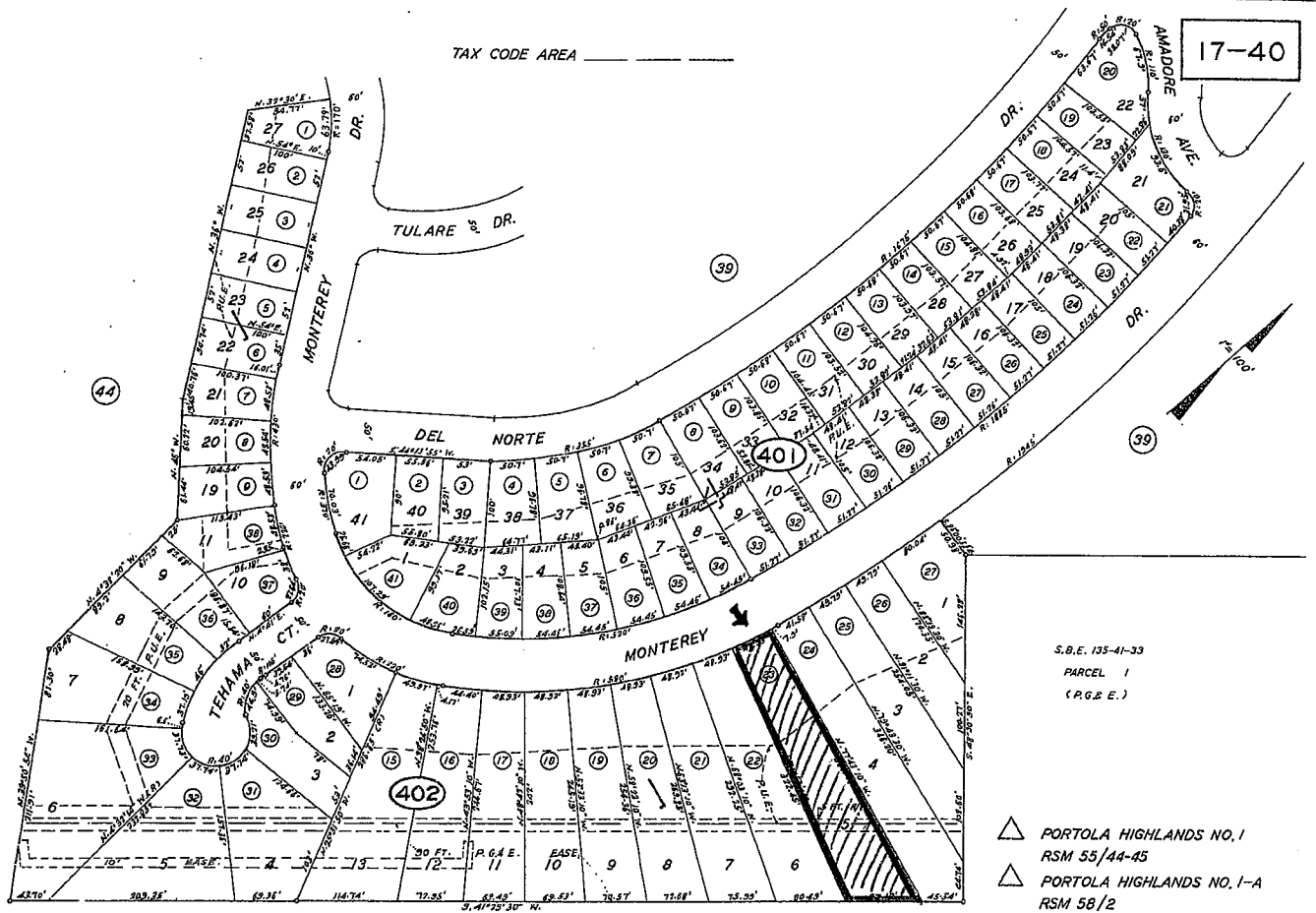
Furthermore, the design of the structure is consistent with the design of the existing homes in the neighborhood in that the addition is proposed at the rear of the existing residence and will not alter the appearance from the street. It will not impact the scale at the rear of the home since the subject property abuts San Francisco State Fish and Game Refuge, an open space. Furthermore, the proposed structure will maintain a setback larger than 200' from the rear property line, therefore not significantly decreasing the existing rear setback.

5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.

The general appearance of the proposed structure will be in keeping with the character of the adjacent residences and neighborhood. The applicant is proposing to finish the upper level with siding and the lower level with stucco, matching the existing finished materials. The roof material is proposed to be asphalt shingle, the same roof material as the existing home. The general appearance of the existing home is in keeping with the character of the neighborhood in that the finished materials are complementary to the finished materials found on the adjacent residences. Furthermore, the addition is proposed at the rear of the existing residence and not visible from the street, therefore not detrimental to the orderly and harmonious development of the city.

6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

The proposed expansion does not comply with the parking guideline in that the proposed structure is significantly larger than 2,800 square feet in size and only provides a two-car garage, while structures larger than 2,800 square feet in size are required to provide three-car garage spaces. With the condition to redesign the proposed project to include a third car garage or to significantly reduce the size of the proposed addition, the project will comply with the off-street parking standards.

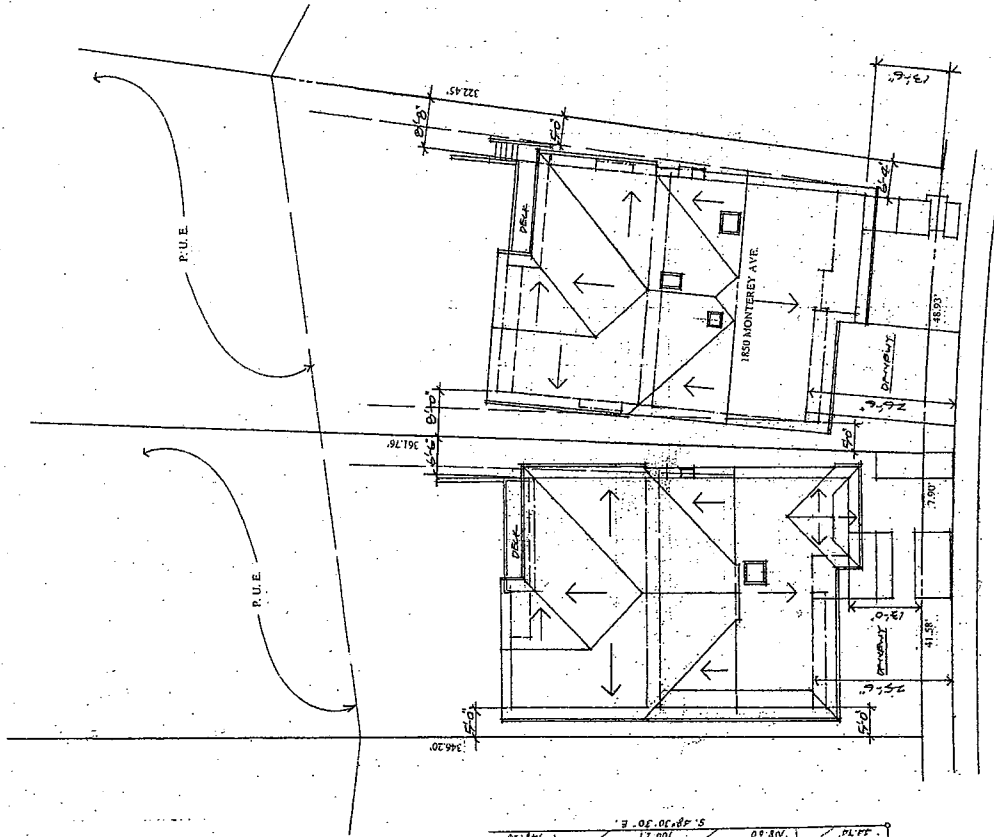
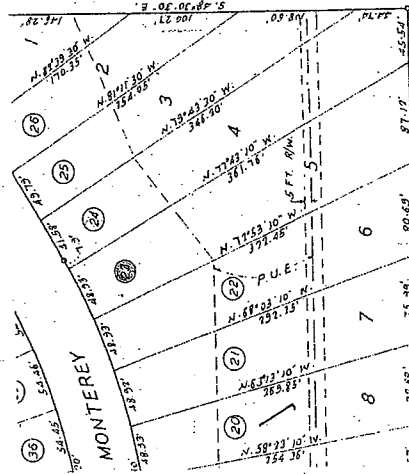


1850 Monterey Drive
017-402-230
UP-06-15

1850 Monterey Drive, San Bruno

Assessor's Parcel No: 017-402-230
 Land Use: R-1 single-family residential
 Occupancy Group(s): R-1(U-1)
 Construction Type(s): V-N
 2001 California Building Code (Int. 1.6.2)
 2001 California Building Code, Mechanical Code
 2001 California Building Code, Electrical Code
 2001 California Building Code, Plumbing Code
 2001 California Building Code, Fire Code (with local amendments)

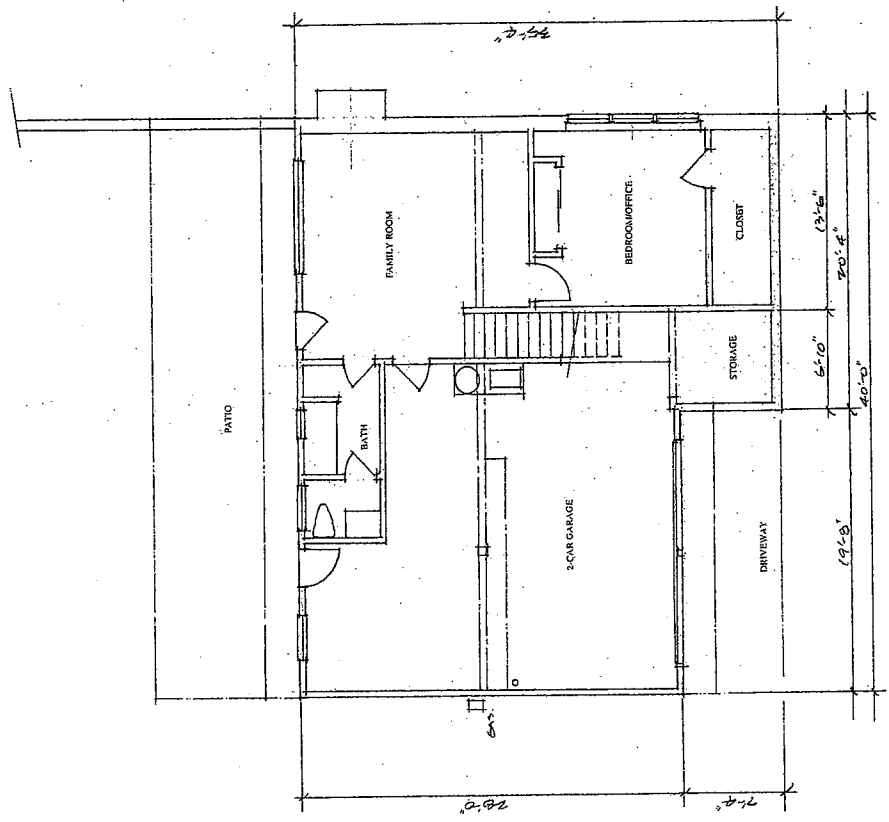
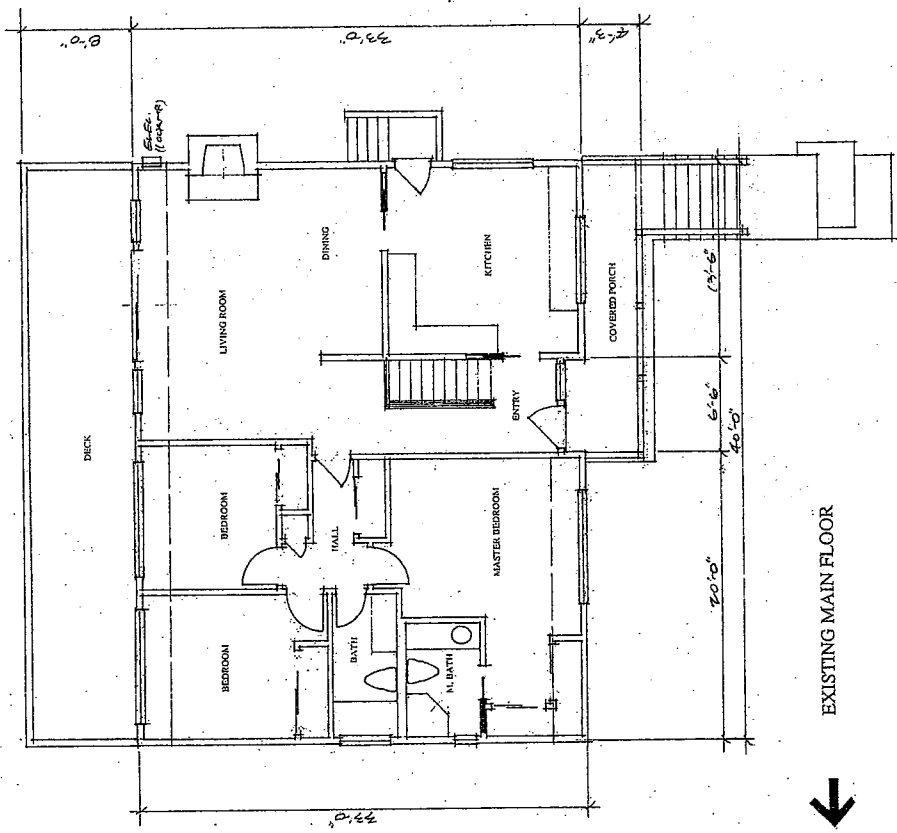
Lot Area:	21,675 s.f.
Adjoined Lot Area:	10,187 s.f.
(21,675 s.f. x .47)	
Permitted Floor Area (FAR):	5,289 s.f. (529)
Proposed Floor Area:	10,187 s.f. x .25)
Maximum Floor Coverage:	4,311 s.f. (41.3%)
80% of FAR	
Existing Lot Coverage:	1,368 s.f. (11.4%)
Existing Building Area:	1,310 s.f.
Main Floor (living area):	677 s.f.
Lower Floor (living area):	633 s.f.
Upper Floor (living area):	0 s.f.
Building Gross Floor Area:	2,529 s.f. (248)
Proposed Addition:	933 s.f.
Proposed Floor (living area):	976 s.f.
Lower Floor (living area):	1,299 s.f.
Upper Floor (living area):	933 s.f.
Total Added Floor Area:	3,279 s.f.
Proposed Gross Living Floor Area:	4,808 s.f. (438)
(479 s.f. of existing floor area converted to storage)	
Proposed Gross Floor Area:	2,201 s.f. (22.8%)
Floor Area Ratio Increase (%):	76.3%

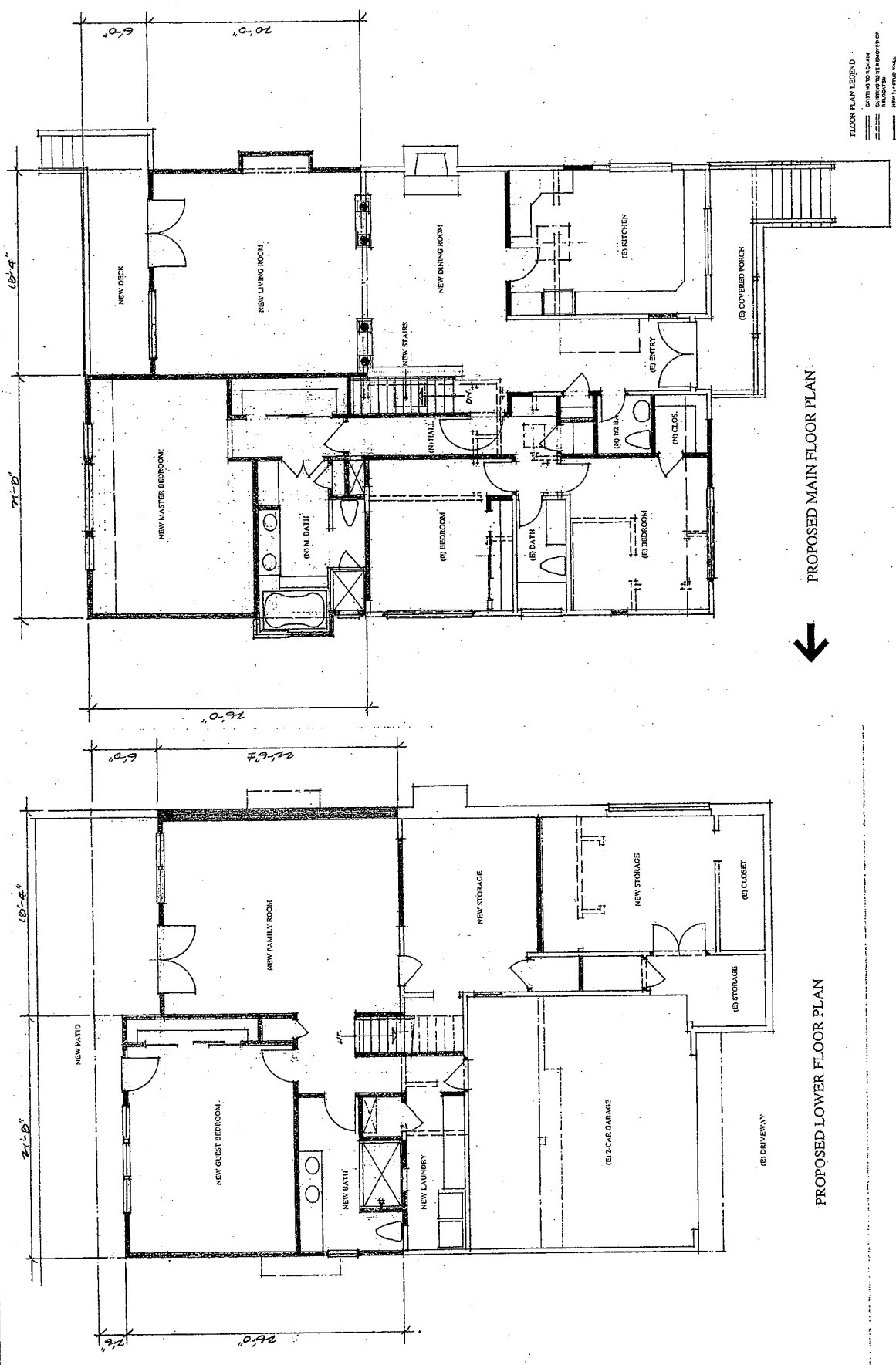


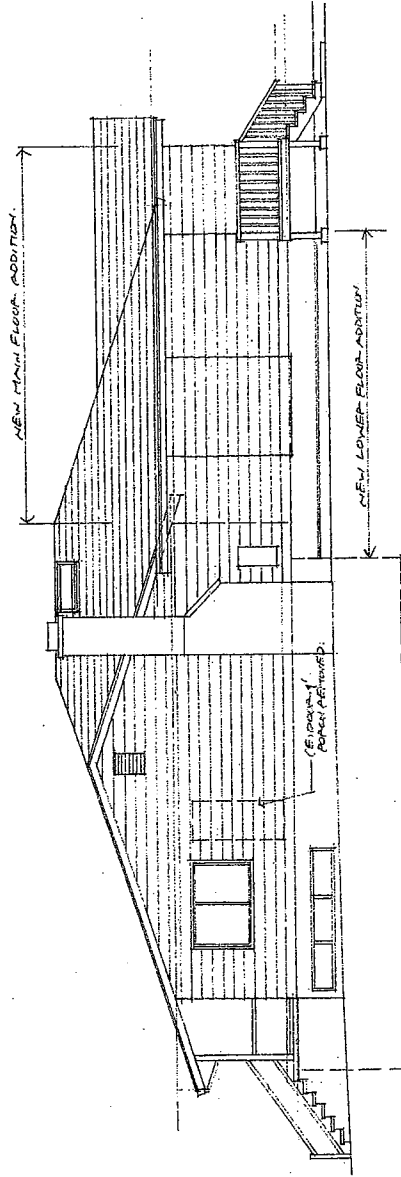
MONTEREY DRIVE

SITE & ROOF PLAN 1"=10'

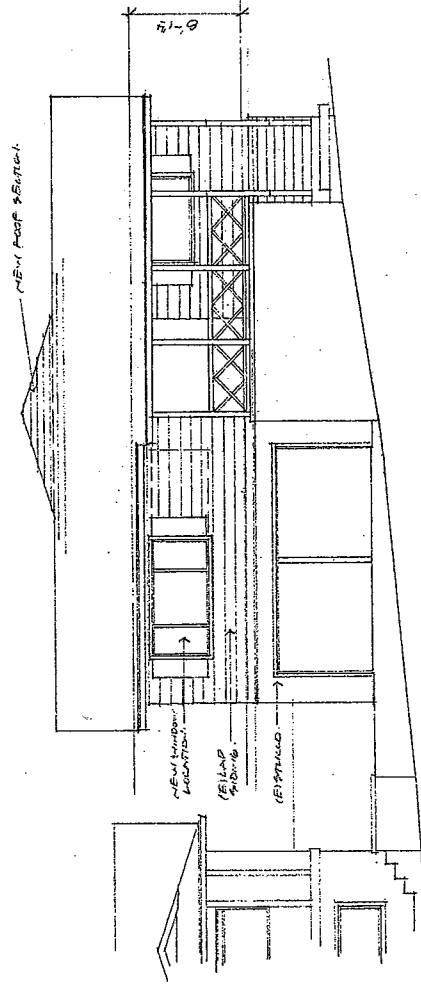








RIGHT SIDE ELEVATION - SOUTH



FRONT ELEVATION - WEST

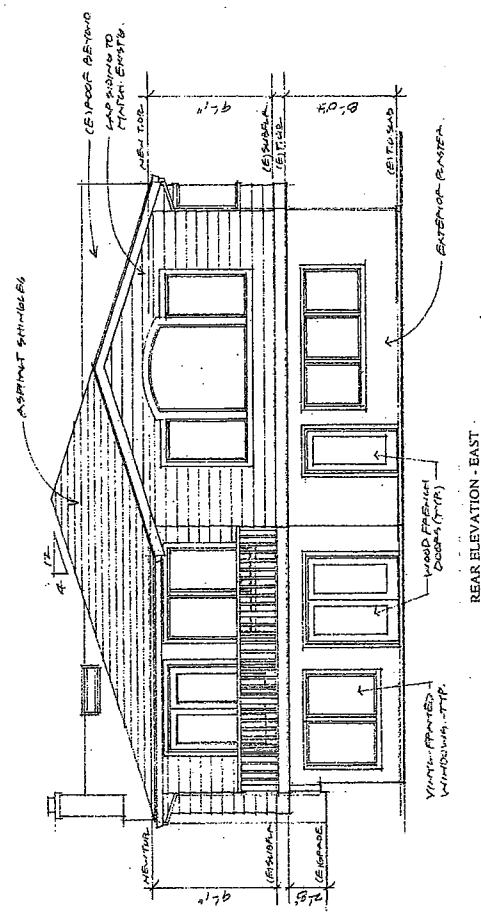
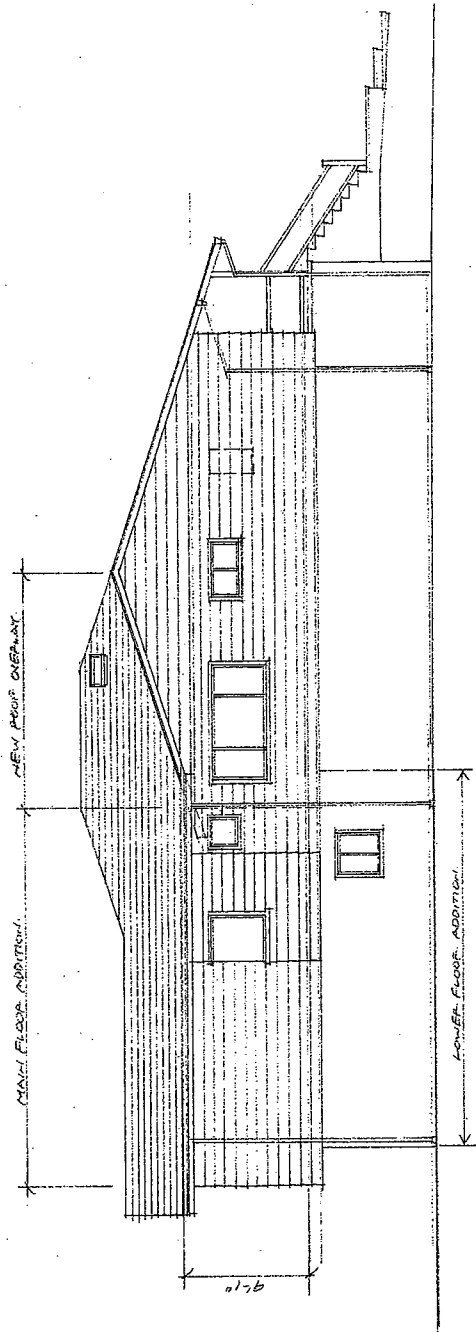


CHART 1
LOT ADJUSTMENT FACTOR

<u>Lot Size **</u>	<u>Adjustment Factor</u>
2,500	1.20
3,000	1.16
3,500	1.12
4,000	1.08
4,500	1.04
5,000	1.00
5,500	0.97
6,000	0.94
6,500	0.91
7,000	0.88
7,500	0.85
8,000	0.82
8,500	0.79
9,000	0.77
9,500	0.75
10,000	0.73
10,500	0.71
11,000	0.68
11,500	0.66
12,000	0.64
12,500	0.62
13,000	0.61
13,500	0.60
14,000	0.59
14,500	0.58
15,000	0.57
15,500	0.56
16,000	0.55
16,500	0.54
17,000	0.53
17,500	0.52
18,000	0.51
18,500	0.50
19,000	0.49
19,500	0.48
20,000	0.47
>20,000	0.47

** Round lot size to nearest 5,000 sq. ft interval.

CHART 2
MAXIMUM ALLOWABLE FLOOR AREA

<u>Average Slope (Percent)</u>	<u>Floor Area Ratio (FAR)</u>
<10	.550
10	.550
11	.545
12	.541
13	.537
14	.533
15	.529
16	.524
17	.519
18	.514
19	.509
20	.505
21	.500
22	.495
23	.490
24	.485
25	.480
26	.475
27	.470
28	.465
29	.460
30	.456
31	.451
32	.446
33	.441
34	.436
35	.432
36	.427
37	.422
38	.417
39	.412
40	.407
41	.402
42	.397
43	.392
44	.387
45	.383
>45	.380